

# \$589,900 - 247 Pacific Crescent, Fort McMurray

MLS® #A2196540

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,709 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

**MODERN LIVING WITH BUSINESS POTENTIAL!** Welcome to 247 Pacific Crescent, a stunning 2007-built 2-STOREY home nestled on a spacious 5,000+ sq. ft. lot, backing onto a serene GREENBELT with NO NEIGHBOURS on one side - offering privacy and tranquility. From the moment you arrive, the WIDE DRIVEWAY and impressive CURB APPEAL set the tone for what awaits inside. Step through the front door to soaring HIGH CEILINGS and an abundance of natural light flooding the OPEN-CONCEPT main floor. The cozy GAS FIREPLACE anchors the living room, while the kitchen with an EAT-UP BREAKFAST BAR, subway tile backsplash, STAINLESS STEEL APPLIANCES, and CORNER PANTRY creates a space that's both functional and beautiful. A SEPARATE ENTRANCE off the LAUNDRY ROOM and a convenient 2-piece bath complete this level. Upstairs, THREE generously sized bedrooms await, including a primary retreat with a SPA-INSPIRED 5-piece ENSUITE featuring DUAL SINKS, a JACUZZI TUB, and a SEPARATE SHOWER, along with a WALK-IN CLOSET. The additional bedrooms feature ample storage and share a well-appointed 4-piece bathroom. The FULLY FINISHED BASEMENT offers incredible versatility, featuring a LARGE REC ROOM, a KITCHENETTE, a SPACIOUS BEDROOM with its OWN 4-piece ensuite, and even a SEPARATE LAUNDRY ROOM - ideal for guests or extended family.



But the TRUE STANDOUT? The FULLY PERMITTED garage-turned-commercial kitchen - ready for your HOME-BASED business dreams! Equipped with PROFESSIONAL-GRADE appliances, the seller is even WILLING TO LEAVE most of the equipment, making this a TURNKEY OPPORTUNITY for entrepreneurs. Step outside to the FULLY FENCED BACKYARD, where you'll enjoy ultimate privacy with NOTHING BUT GRASS AND A VIEW OF THE PARK. With CENTRALIZED A/C and an UNBEATABLE LOCATION near schools, playgrounds, and bus stops, this home is as practical as it is impressive. Don't miss your chance to own a home that perfectly blends MODERN LIVING WITH BUSINESS POTENTIAL! Call today for your exclusive private tour!

Built in 2007

### **Essential Information**

MLS® #	A2196540
Price	\$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,709
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	247 Pacific Crescent
Subdivision	Timberlea

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, On Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	20
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.