

\$425,000 - 266 Pacific Crescent, Fort McMurray

MLS® #A2209978

\$425,000

5 Bedroom, 3.00 Bathroom, 1,210 sqft
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

BUY THIS HOME & HAVE SOMEONE ELSE PAY YOUR MORTGAGE! This cute & cozy bi-level offers lots to the savvy buyer! SEPARATE Entrance to a 2 BEDROOM LEGAL SUITE with full kitchen, living room & bathroom, and common laundry room. The upstairs features 3 bedrooms, bathroom open concept kitchen and living room with vaulted ceilings and laminate flooring. Kitchen area also features an eat up breakfast bar! Lots of parking out back with room for 3- 4 vehicles. If you are looking for a great investment opportunity, then ANSWER THE DOOR and add this one to your MUST have property list! CALL NOW!

Built in 2007

Essential Information

MLS® #	A2209978
Price	\$425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,210
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



Community Information

Address	266 Pacific Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0E6

Amenities

Amenities	Laundry
Utilities	Garbage Collection, Electricity Available, Natural Gas Available
Parking Spaces	3
Parking	Driveway, Off Street, Gravel Driveway

Interior

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt
Construction	Concrete, See Remarks, Other, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	12
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

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.