

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

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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	23
Zoning	R1S

## Listing Details

Listing Office	RE/MAX Connect
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