

278 Pacific Crescent
Fort McMurray, Alberta

MLS # A2166147



\$589,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: n/a

One-of-a-Kind Timberlea Gem with Massive Detached Garage! This exceptional home is situated on a spacious 7,500 sqft pie-shaped corner lot, offering 1,700 sqft of living space. Boasting one of the largest detached garages in Timberlea—30x30 with 13-foot vaulted ceilings, oversized 10-foot garage doors, and an abundance of natural light through multiple windows—this garage is a dream for anyone with large vehicles, even big enough to fit a dump truck! Heated and meticulously clean, it's perfect for year-round use. The property also features RV parking and ample space for multiple vehicles. Inside, you'll find a bright and open layout with a large dining area, perfect for entertaining. Upstairs are 3 spacious bedrooms, including a master with a full ensuite and walk-in closet. The additional two bedrooms share a convenient Jack-and-Jill bathroom. The basement features a fully developed, non-legal 2-bedroom suite with its own private side entrance, providing extra space for extended family or rental income potential. This home is truly a rare find—don't miss your chance to own it! call for your personal tour