

**147 Pacific Crescent  
Fort McMurray, Alberta**

**MLS # A2210454**



**\$540,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer and dryer, central A/C, existing window coverings, garage heater, garage door opener and remote.

Welcome to 147 Pacific Crescent. This 4-bedroom, 3-bathroom bilevel beauty is bursting with personality and packed with everything your family needs! Located in a warm and welcoming, family-friendly neighbourhood, this home is just a hop, skip, and jump away from parks, schools, and all the everyday essentials. Step inside to find rich hardwood floors, sleek ceramic tile, and stunning stone countertops that bring both style and function to your space. The open-concept main floor is perfect for hosting get-togethers or simply enjoying cozy nights in. Fresh paint gives the home a bright and modern vibe, while thoughtful touches like A/C and a gas BBQ line on the back deck make comfort and convenience a given. Got gear? Toys? Tools? The attached heated double garage has you covered, literally! Whether you're a hobbyist, an organizer, or just someone who appreciates warm morning starts, this garage is a game changer. Whether you're a growing family or just love to entertain, 147 Pacific Crescent offers space, style, and a whole lot of heart. Come see why this could be your next perfect move!