



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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251 Pacific Crescent  
Fort McMurray, Alberta

MLS # A2252027



**\$599,900**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Timberlea  |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 2 Storey   |        |                   |
| Size:     | 1,711 sq.ft.   | Age:   | 2007 (18 yrs old) |
| Beds:     | 4  | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway, Heated Garage, RV Access/Parking       |        |                   |
| Lot Size: | 0.12 Acre  |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap |        |                   |

|             |                         |            |    |
|-------------|-------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas | Water:     | -  |
| Floors:     | Carpet, Hardwood, Tile  | Sewer:     | -  |
| Roof:       | Asphalt Shingle         | Condo Fee: | -  |
| Basement:   | Finished, Full          | LLD:       | -  |
| Exterior:   | Vinyl Siding            | Zoning:    | R1 |
| Foundation: | Poured Concrete         | Utilities: | -  |

**Features:** Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, A/C, Water Softener, Central Vac, and All Window Coverings. Furniture is negotiable.

Welcome to 251 Pacific Crescent, a beautifully designed family home in the heart of Timberlea that blends elegance, comfort, and function at every turn. From the moment you step inside, you're greeted by a bright entryway with high ceilings, a statement-making maple railing, and updated light fixtures that set a modern and inviting tone. The main floor is an entertainer's dream, featuring an open-concept kitchen, dining, and living area that flows effortlessly together. The kitchen boasts quartz countertops, shaker-style cabinetry, stainless steel appliances, and a stylish backsplash, while the dining space is bathed in natural light from oversized windows overlooking the backyard. The living room, complete with hardwood flooring and a cozy gas fireplace, is the perfect spot to gather with family and friends. A functional mudroom off the garage, main-floor laundry with built-ins, and a convenient powder room add everyday practicality. Upstairs, you'll find three spacious bedrooms, including a stunning primary suite with a large walk-in closet and a spa-inspired 5-piece ensuite featuring a soaker tub, standalone shower, double vanity, and quartz counters. A 4-piece main bath completes the upper level. The fully developed basement expands your living space with a recreation room, wet bar, an additional bedroom, full bath, and even a rough-in for laundry &mdash; ideal for teens, guests, or extended family. Step outside to the ethereal south-facing backyard, where a deck, patio, raised flowerbeds, and firepit create a perfect outdoor retreat. Backing onto a serene park and greenbelt with direct access to trails, it's a private oasis made for entertaining and relaxation. Additional highlights include fresh paint throughout, central vac, water softener, and a 20 X 21 heated attached garage. Ideally located close to schools, parks,

and amenities, this home is truly Pinterest-worthy and move-in ready. 251 Pacific Crescent – A family home with style, space, and soul. Check out the photos, floor plans and 3D tour and call today to book your personal viewing.