

**234 Pacific Crescent  
Fort McMurray, Alberta**

**MLS # A2282469**

**\$379,900**



<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Rear Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Floor Furnace, Natural Gas		
<b>Floors:</b>	Carpet, Laminate		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full		
<b>Exterior:</b>	See Remarks		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer/dryer, window blinds

Beautiful 2 storey home awaits you! A must to add to your shopping list, this home is affordable and features an open concept floor plan complete with gas fireplace, den, and a 2pc powder room for guests on main floor, lots of windows for natural light. Surrounded with laminate flooring, no carpet on the main level! The upper floor features 3 bedrooms, with 2 full bathrooms. The primary bedroom has its own 4pc ensuite, making this a delight at the end of a long day to relax! The basement awaits your creative ideas! This home has a back yard with rear alley parking and potential to build your DREAM Garage (pending city approval). The location is special situated across from the park, within walking distance to schools, bus route, shopping and only a hop skip and jump to Stonecreek or Independent Groceries! Close to all amenities, this home is one you don't want to miss! Call now to book your personal tour today!