

# \$445,900 - 245 Pickles Crescent, Fort McMurray

MLS® #A2234682

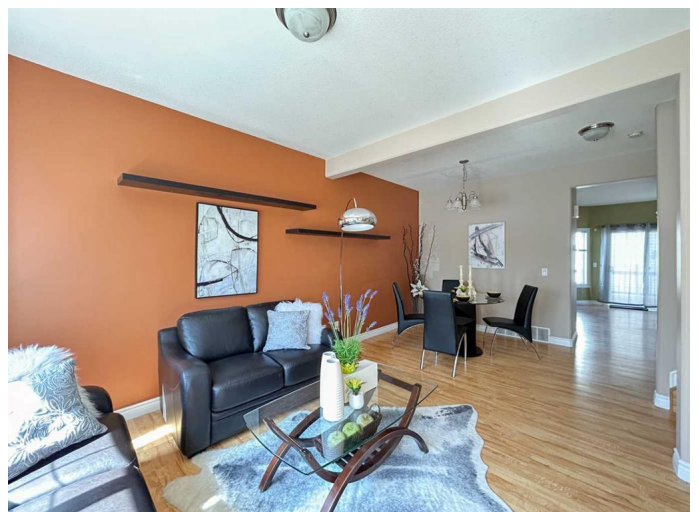
**\$445,900**

4 Bedroom, 4.00 Bathroom, 1,439 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Tucked away on a quiet street in Timberlea close to schools, parks, walking trails and the Stony Creek Shopping Center sits this beautifully 2 story single family home that is available for quick possession! This home features a good sized 4162 square foot fully fenced lot with 2 parking stalls out back as well as a large 20'x11' X 20'x11' detached garage- room for all the toys and your vehicles! Inside you will find a spacious entry way finished with ceramic tiling, the main level is finished with hardwood flooring and this home is picture perfectly clean and tastefully decorated. The living room has plenty of large windows to let in ample natural light and adjacent to the living room is the dining area. There is a beautiful half bath on the main level for your convenience with a Sunflower theme. To the back of the house a eat in kitchen features a pantry as well as a potential second dining area and access through patio doors to your large deck great for barbecuing and entertaining family and friends this summer. The fully fenced back yard that has more than enough room for the kids and pets to roam. Upstairs you will find 3 good sized bedrooms, a full 4 pc bathroom and a master bedroom with good size closet and 3 pc ensuite. This area is also finished with hardwood and ceramic tiling. The basement is fully finished and has a good size rec room, guest bedroom, 3 pc washroom and features your utilities and laundry room. Call today to schedule your viewing on this unique property! New fencing



has also been recently installed.

Built in 2005

### **Essential Information**

MLS® #	A2234682
Price	\$445,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,439
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	245 Pickles Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Street Lighting, Few Trees, Interior Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	34
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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