

181 Pickles Crescent
Fort McMurray, Alberta
MLS # A2230131

\$515,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: GARAGE HEATER

FRESHLY PAINTED, NEW CARPET, NEW LIGHTING AND NEW EPOXY FLOORS IN THE GARAGE! Welcome to 181 Pickles Crescent: A beautifully maintained four-bedroom home offering a spacious layout, modern updates, and unbeatable value. With updated shingles and siding, a large fully fenced yard, a front driveway, and a heated double-car garage, this home checks all the boxes. Conveniently located in Timberlea, you'll have shopping, schools, parks, and transit routes just moments from your doorstep. The striking blue siding enhances the home's curb appeal, complementing the welcoming neighbourhood you'll be proud to call home. The front driveway provides parking for two, while the heated attached garage offers space for another two vehicles, a home gym, a workshop, or a recreational area. Step inside to discover a bright and airy open-concept living space. The living room is inviting and seamlessly flows into the dining area and kitchen, where white cabinetry enhances the fresh, modern aesthetic. An updated chandelier adds a touch of elegance to the dining space, while large windows overlook the sunny backyard and two-tiered deck—perfect for outdoor relaxation and entertaining. Completing the main level is a two-piece powder room and a laundry room conveniently located in the garage-entry mudroom. Upstairs, three well-sized bedrooms offer a private retreat. A four-piece bathroom sits between the two secondary bedrooms, while the spacious primary suite features a walk-in closet (accessible through the ensuite) and its own four-piece bathroom. The fully developed lower level provides additional living space, complete with a cozy family room, a fourth bedroom, and another four-piece bathroom—ideal for guests, extended family, or a home office. Additional highlights include central air

conditioning, an updated hot water tank (2019), and recent exterior upgrades, with shingles and siding replaced in 2016. This well-maintained home offers both comfort and convenience in a prime location. Schedule your private tour today.