

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

MLS® #A2234682

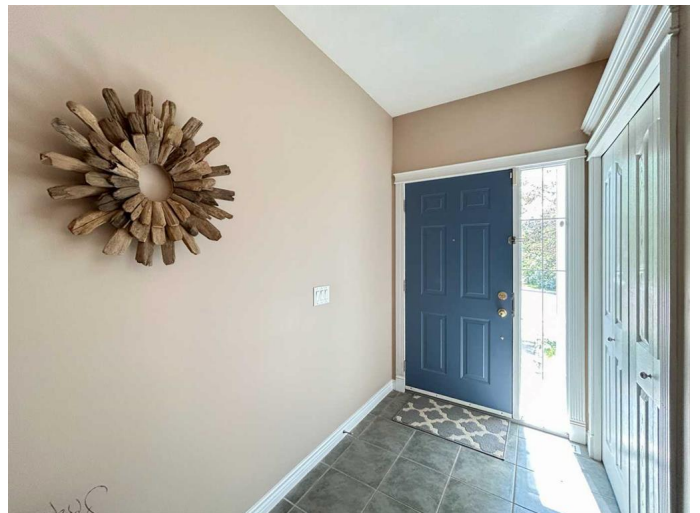
**\$445,900**

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, Laminate Counters, Pantry                          |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Interior Lot, Street Lighting |
|-----------------|----------------------------------------------------------------------------------------------------|

|      |         |
|------|---------|
| Roof | Asphalt |
|------|---------|

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
|--------------|--------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 25th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 57 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | R1S |
|--------|-----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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