

\$499,888 - 178 Mcdougall Crescent, Fort McMurray

MLS® #A2254127

\$499,888

4 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

REMARKABLE AND RARE FIND WITH A FRONT STAMPED CONCRETE DRIVEWAY RMWB APPROVED AND PERMITTED AND A MECHANIC'S DREAM GARAGE A DETACHED DOUBLE HEATED 24X24 WITH 10ft CEILINGS AND 8ft DOOR PLUS 220 VOLT & PINE TOUNGE AND GROVE CEILING. The exterior of this home will steal your heart with its superb features and pie-shaped lot featuring beautiful gardens, a large deck with pergola/gazebo, back lane access to your gated yard giving you access for trailers and RV's, plus a firepit area. Inside this move-in-ready and charming home, you will find hardwood floors in the bright front living room, which leads you to the kitchen offering bright white cabinetry, stainless steel appliances that include a brand new stove and fridge, plus a spacious corner pantry. The kitchen overlooks your dining area, which features a large window with backyard views. There is a designated mud room, a main floor laundry room, and a 2 pc powder room. Both the main and upper levels offer all updated light fixtures. The upper level offers 3 generously sized bedrooms, all with hardwood floors. The primary bedroom features a large walk-in closet. In addition, this level offers a 4-piece bathroom with tiled floors. The fully finished basement offers a family room, a 4th bedroom, and a full bathroom. In addition, there is new carpet. Other added features of this home include central a/c, a new Hot water tank in 2024. To complete this perfect home,



you are in a prime location in Timberlea, within walking distance to all school levels K-12, and next to a children's park and walking trails. Call today for your personal tour.

Built in 2003

Essential Information

MLS® #	A2254127
Price	\$499,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	178 Mcdougall Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, 220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive, Heated Garage, Insulated, Multiple Driveways
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, Pantry, Walk-In Closet(s)
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	39
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.