

150 Pearl Bay
Fort McMurray, Alberta

MLS # A2226792



\$629,888

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,666 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, gas stove, dishwasher, washer, gas dryer, Â central a/c, central vac system and 2 sets of hoses, window coverings

SUPERIOR AND DESIRABLE LOCATION ON THIS STUNNING ALVES BUILT HOME LOCATED IN A CUL DE SAC WITH MANY FAMILIES AND GREAT NEIGHBOURS. Introducing 150 Pearl Bay, this home will impress those looking for a move-in-ready home for their family that includes an OVERSIZED ATTACHED HEATED GARAGE 26X24(ext. measurement), fresh paint throughout, a living space on all levels that has loads of natural light, in-floor heat in the basement, and more. Seller's say they have truly enjoyed this layout and location for their family. The exterior begins with an extra wide front exposed aggregate driveway, lots of front landscaping including trees, shrubs, then a fully fenced and landscaped yard with extended upper deck that has a covered BBQ area, maintenance free rails, then stairs down to the lower yard area with storage under the deck, a beautiful yard with more trees. Step into the lovely interior of this modified bilevel featuring over 2700sq ft of living that includes a massive front foyer with tile floors, windows, vaulted ceilings, and direct access to your garage. Take the staircase to the main level, where you will fall in love with the large living space featuring continued vaulted ceilings, a fresh light paint color, a gorgeous black cabinet kitchen with granite countertops, a wrap-around breakfast bar, a gas stove, a corner pantry, and a backsplash. This main level is covered in solid hardwood floors. The kitchen overlooks the dining room, surrounded by windows. The great room offers a stunning updated feature wall and wood mantle, all surrounding your gas fireplace. This main living area continues with 2 children's bedrooms and a full bathroom. The main level bathroom has updated light fixtures and tile floors. Take the staircase to the Primary bedroom, which is just under 600 sq ft of space on its own. This

retreat offers a huge front window, the continued vaulted ceilings, walk-in closet, and full ensuite with the same beautiful finishings throughout the home. After you fall in love with the upper living spaces, take the tour of the basement that offers large above-ground windows, tons of natural light, and in-floor heated floors. This is the space where you will enjoy entertaining family and friends during hockey games and other sporting events. This living space includes a dry bar area, a family room, that also includes a gas fireplace with an updated beautiful feature wall and wood mantle. Plus, you have 2 generous sized bedrooms, one with a walk-in closet. To complete this lower level, you have loads of storage, laundry room, and a full 4 pc ensuite. This home has also seen recent upgrades. A new washer and gas dryer, pot lights throughout, new sump pump in 2024, new central a/c unit 2 years ago, light fixtures and more. This Prime location is also within walking distance to schools of all levels K-12, quick access to site, bus stops, shopping and more. Don't miss out on this turnkey home that will impress the whole family. Call today!