

106 Pebble Lane  
Fort McMurray, Alberta

MLS # A2227911



**\$615,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,365 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Basement furniture, two mini fridge, deep freezer, shed

Welcome to 106 Pebble Lane: A spacious and versatile 2,364 sq/ft home offering ample living space, a two-bedroom separate entry basement, and major updates including a new furnace and hot water tank (2021) and new shingles coming in 2025. Lovingly owned by the same family for the past 17 years, this home is located in a prime Timberlea location—just steps to schools and a short drive to shopping, restaurants, and other local amenities. A wide driveway with rock along one side accommodates up to three vehicles and leads to the attached double garage, offering both parking and extra storage. With new shingles on the way and great curb appeal, this home is ready for its next chapter. Inside, you're welcomed by a formal front room that can serve as a sitting area, home office, media room, or children's play space—whatever best suits your needs. The main living room features a natural gas fireplace and across from it is glass cabinetry that adds elegance while offering functional display and storage space connected to the kitchen. The adjacent kitchen includes a corner pantry and eat-up peninsula, ideal for quick meals or entertaining. The dining area opens onto the fully fenced backyard where built-in benches on the deck create the perfect outdoor gathering spot. Upstairs, a stunning and rarely used bonus room awaits with vaulted ceilings and large windows that flood the space with natural light. It's a perfect family retreat to relax, watch movies, or catch the game. All three bedrooms on this level are generously sized, including the primary suite with its own private ensuite, complete with a two-person jetted soaker tub for ultimate relaxation. The separate entry basement is fully developed with a large open-concept living space and kitchenette, perfect for long-term guests or multiple generations under one roof. Two spacious bedrooms, a four-piece

bathroom, and dedicated laundry complete this level. The basement comes fully furnished and the home is also equipped with central A/C for year-round comfort. With incredible value, flexible living space, and thoughtful updates throughout, 106 Pebble Lane is ready to welcome its next owners. Schedule your private tour today.