

# \$629,888 - 150 Pearl Bay, Fort McMurray

MLS® #A2226792

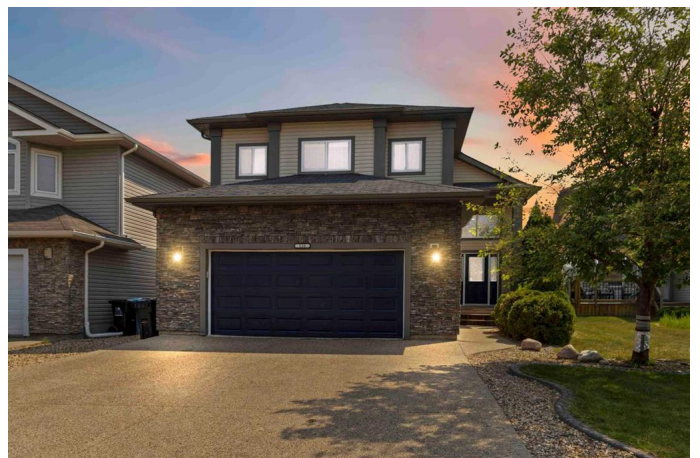
**\$629,888**

5 Bedroom, 3.00 Bathroom, 1,666 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

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!

Built in 2007

**Essential Information**

MLS® #	A2226792
Price	\$629,888
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,666
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	150 Pearl Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0E4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped,

	Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	5
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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