

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

### Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, Pantry, Walk-In Closet(s)
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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, Garden, Gazebo, Street Lighting, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	1
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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