# \$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, Additional Parking, Concrete Driveway, Double Garage

Attached, 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, Street

Lighting, Gazebo

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 4th, 2025

Days on Market 48
Zoning R1S

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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