

# \$569,900 - 118 Pebble Lane, Fort McMurray

MLS® #A2212085

**\$569,900**

4 Bedroom, 4.00 Bathroom, 2,346 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 118 Pebble Lane, this home is priced to sell! A stunning 2,340 sq ft executive home, designed with space, style, and function in mind. Featuring 4 bedrooms and 3.5 bathrooms, this property is perfect for both everyday living and entertaining. Step inside to find a welcoming front flex room, ideal for a home office or reading nook. The open-concept kitchen, dining, and living area is truly the heart of the home. The kitchen offers stainless steel appliances, a corner pantry, a breakfast bar, and beautiful cabinetry. The dining area is filled with natural light, creating a calm and inviting atmosphere, while the living room features rich hardwood flooring and a cozy fireplace for relaxing evenings. A mudroom, laundry room, and convenient 2 piece bathroom complete the main level. Upstairs, you'll find a massive bonus room perfect for movie nights or a playroom. This level also includes three generously sized bedrooms. The primary suite is a true retreat, offering a spacious walk-in closet and a 4 piece ensuite with a jetted tub for ultimate relaxation. A 4 piece main bathroom serves the other two bedrooms. The fully finished basement provides even more living space, with a gym/recreation area, TV/media zone, a large bedroom, a 4 piece bathroom, and additional storage. Step outside to enjoy the large deck, roughed in and wired for a hot tub, ideal for entertaining. A shed offers extra storage, and the double attached garage features radiant heat and a roll-up



screen for the garage door, perfect for enjoying the space year round. Additional parking is available in the driveway. Located in the heart of Timberlea, this home is close to scenic trails, parks, schools, and all amenities. Call today to book your personal viewing of this amazing home.

Built in 2007

**Essential Information**

MLS® #	A2212085
Price	\$569,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,346
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	118 Pebble Lane
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0E3

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Central Air Conditioner, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	See Remarks
Roof	Asphalt
Construction	Stone, Vinyl Siding, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	110
Zoning	R1S

## Listing Details

Listing Office	EXP REALTY
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