

# \$715,000 - 126 Pearl Bay, Fort McMurray

MLS® #A2210029

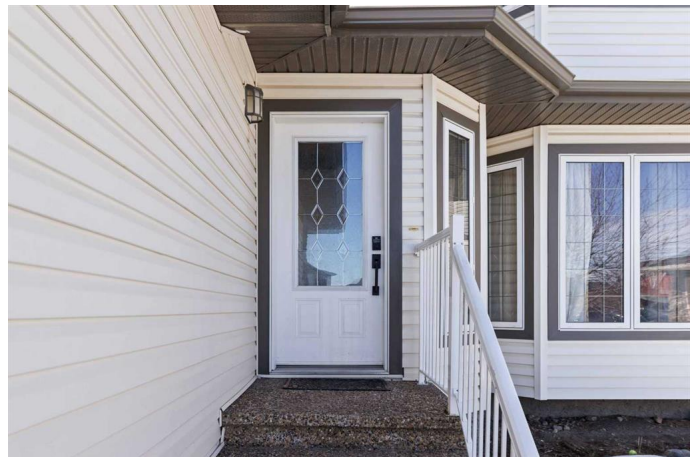
**\$715,000**

5 Bedroom, 5.00 Bathroom, 2,217 sqft

Residential on 0.18 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 126 Pearl Bay â€” The Perfect Family Home in the Heart of Timberlea! Nestled on a quiet cul-de-sac in one of Fort McMurrayâ€™s most sought-after family neighborhoods, this beautifully maintained home is the perfect blend of size, style, and location. With over 3,300 sq. ft. of total living space on a massive 7,600+ sq. ft. pie-shaped lot, and a double attached heated garage, this is a home that truly stands out. Step inside and be greeted by a warm and welcoming foyer. To your right, a bright and cozy living room sets the tone for hosting guests and quiet evenings. On this level you will find ANOTHER spacious family room with a gas fireplace, flowing seamlessly into the kitchen and dining areaâ€”ideal for entertaining and everyday living. The kitchen is equipped with granite countertops, ample cabinetry, and upgraded stainless steel appliances (all replaced within the last 3 years). Just off the kitchen, thereâ€™s a dedicated dining area perfect for family meals or entertaining guests. A half bathroom and main floor laundry add convenience to this well-thought-out layout. Upstairs, youâ€™ll find a versatile bonus room perfect as a home office or playroom. The primary bedroom retreat features bay windows, a walk-in closet, and a luxurious ensuite with a jetted tubâ€”your personal escape after a long day. Two more generously sized bedrooms and a full bathroom complete the upper level. The second-floor features NEW INSTALLED LUXURY VINYL PLANK



flooring with wide and long boards, adding a touch of elegance and modern style. The fully finished basement is built for entertaining and extended family living, offering a huge rec room, two additional bedrooms, a full bathroom with a new vanity, a half bathroom, IN-FLOOR HEATING, and a storage room. Outside, the immense backyard offers the perfect space for kids to play, summer BBQs, or simply relaxing under the stars. There's even a storage shed for your tools and toys. The heated double attached garage and a driveway.

Located just minutes from Holy Trinity, McTavish, Christina Gordon Public School, scenic walking trails, and bus stops with the future Super Walmart and more amenities right around the corner this home offers the ultimate in family-friendly convenience. Freshly painted, lovingly maintained, and move-in ready this is more than just a house it's where your family's next chapter begins. Schedule your private tour today. The listing Realtor discloses he is one of the owners of the property.

Built in 2007

**Essential Information**

MLS® #	A2210029
Price	\$715,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,217
Acres	0.18
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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## Community Information

Address	126 Pearl Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0E7

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound, Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Private, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	30

Zoning R1

## Listing Details

Listing Office EXP REALTY

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