

\$685,000 - 166 Pickles Bay, Fort McMurray

MLS® #A2204290

\$685,000

7 Bedroom, 4.00 Bathroom, 2,204 sqft

Residential on 0.13 Acres

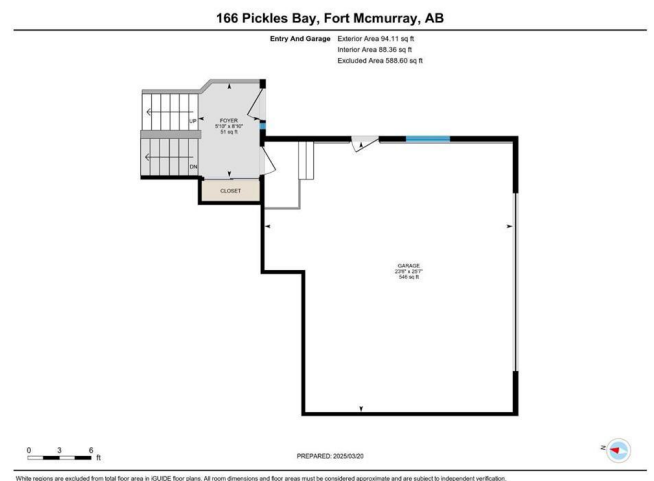
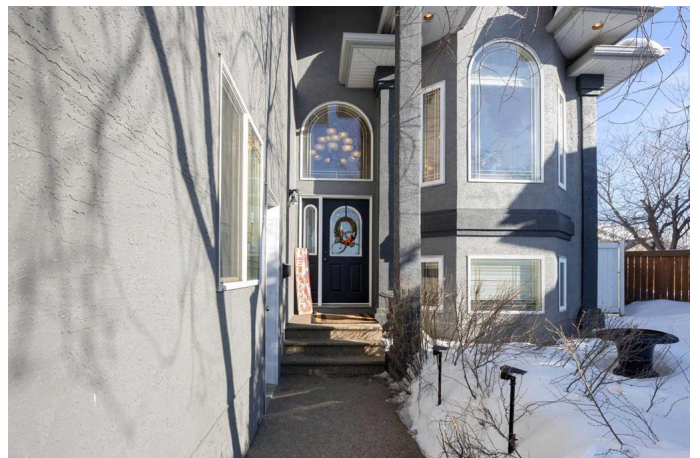
Timberlea, Fort McMurray, Alberta

Welcome to Timberlea, where space, style, and comfort come together! This modified bi-level home is one of a kind. It's 2204 sq ft. You just don't see homes like this anymore—especially with a heated, oversized garage that can actually fit two cars! Whether you've got a big family or just love extra space, this house delivers. With 7 bedrooms, 4 bathrooms and SEPARATE ENTRANCE to a 2 bed illegal Suite. So many options for your family!

Step inside and feel the warmth from all the natural light pouring into the family room with its soaring vaulted ceiling. It's the perfect spot to kick back and unwind. Or a great place to entertain with the formal dining room. Which is separate from the kitchen, making family meals feel special.

Now, let's talk about the kitchen—it's the heart of the home! You'll love how open it feels with the large pantry and new stainless steel stove. It's got loads of space to cook and chat, thanks to its connection to the living room. Picture the kids doing homework at the island while you whip up dinner. The living room with fire place is a great place to relax which is connected to the kitchen.

Need your own space to escape? The primary bedroom is set apart from the rest of the house, giving you the peace you crave. This suite is massive, with a walk-in closet and



another mirrored closet. The ensuite is an absolute showstopper. It's like your own spa—featuring a stand-alone tub, glass stand-up shower, dual sinks, and even a heated towel rack. Getting ready has never felt this good!

On the main floor you'll find 3 more bedrooms and an updated main bathroom with sleek glass doors and modern faucets. The rec room is ready for game nights or movie marathons—whatever your family loves doing together.

But wait—there's more! This home comes with an illegal suite that's as spacious as some entire houses. It's got its own entrance, two big bedrooms, a full kitchen, tall ceilings, and even in-suite laundry. Whether you're looking for extra space for extended family or just more room to spread out, this suite has you covered.

Step outside and enjoy the backyard with access from the back alley—perfect for storing all your toys. Plus, the location is top-notch. You're close to schools, parks, shopping, and transportation. This neighbourhood really has it all.

Here's what makes this home so special: It's not just about space; it's about lifestyle. You get three living rooms, five bedrooms, and three bathrooms without even counting the suite. You'll never feel cramped or crowded here. Plus, with the rare modified bi-level layout, it feels even bigger and brighter.

Families will love being so close to schools and shops. Imagine coming home after a long day and being greeted by the warmth and space that only this home can offer. It's built for living—and loving every moment.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2005

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2204290 |
| Price | \$685,000 |
| Bedrooms | 7 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,204 |
| Acres | 0.13 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 166 Pickles Bay |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K2T7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Sump Pump(s) |
| Appliances | Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, |

| | |
|-----------------|--|
| | Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Central Air Conditioner, Portable Dishwasher |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Landscaped, Cul-De-Sac, Lawn |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 31 |
| Zoning | R1S |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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