

# \$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        | Concrete Driveway, Double Garage Attached, Insulated, 220 Volt Wiring, Additional Parking, Front Drive, Heated Garage, 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     | 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 | 65                  |
| Zoning         | R1S                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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