

**119 Pebble Lane
Fort McMurray, Alberta**

MLS # A2217968



\$630,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,436 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Deep freezer negotiable		

Open House: Sunday, July 27th | 1:00pm - 3:00pm - Welcome to 119 Pebble Lane: Offered for the first time by its original owners, this beautifully maintained home presents a thoughtfully designed layout with generous living spaces, ideal for growing families or professionals seeking room to live, work, and entertain. Perfectly positioned just steps from many Timberlea schools, sports fields, and amenities, this home exudes pride of ownership and has been lovingly cared for inside and out. With recent updates including new shingles (2023), it is truly turn-key and move-in ready. A wide three-car driveway leads to the attached double garage, while inside, a grand foyer with soaring ceilings and views to the upper-level bonus room creates an immediate sense of space and light. Just off the entry, the formal dining room offers a welcoming space to host, and through double French doors, a dedicated main floor office awaits with a two-way fireplace that also adds warmth to the living room behind it. The heart of the home is the open-concept kitchen and living area, designed for both everyday comfort and easy entertaining. Here you'll find stainless steel appliances, a large centre island, corner pantry, and abundant cabinetry, all illuminated by oversized windows that drench the space in light. The dining nook offers seamless access to the back deck, where a privacy wall creates a tranquil setting to enjoy the fully fenced backyard and afternoon sun. Upstairs, a vaulted-ceiling bonus room offers incredible flexibility, while the bedroom wing delivers peaceful privacy. The spacious primary retreat features a walk-in closet and ensuite bath, and two additional bedrooms share a well-appointed second bathroom all in beautiful condition. The fully developed basement is in like-new condition, complete with a family room, two additional bedrooms, and a large

four-piece bathroom. Extra-plush carpet makes it especially cozy in cooler months, and there's ample storage throughout. Additional features include central air conditioning, main floor laundry, and an updated dishwasher (2020). With its ideal location, generous square footage, and polished condition, 119 Pebble Lane offers a rare opportunity to settle into one of Fort McMurray's most sought after neighbourhoods. Schedule your private showing today.