

# \$700,000 - 166 Pickles Bay, Fort McMurray

MLS® #A2204290

**\$700,000**

7 Bedroom, 4.00 Bathroom, 2,204 sqft  
Residential on 0.13 Acres

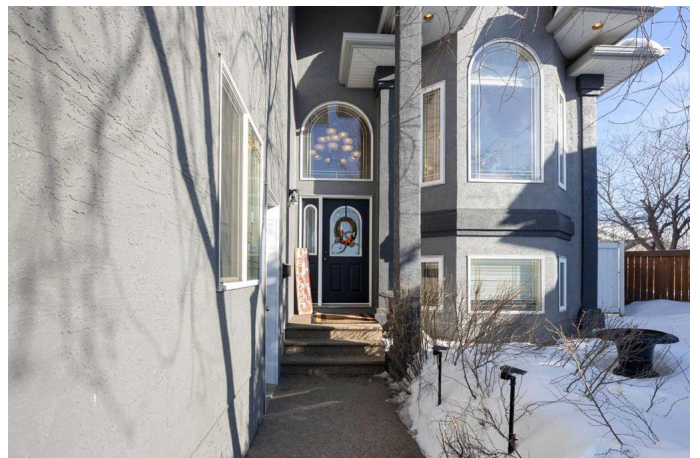
Timberlea, Fort McMurray, Alberta

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.

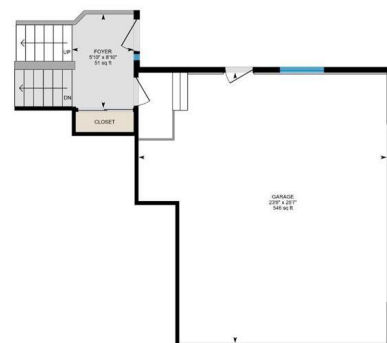
Now, let's talk about the kitchen—it's the heart of the home! You'll love how open it feels with the large pantry and new stainless steel stove. It's got loads of space to cook and chat, thanks to its connection to the living room. Picture the kids doing homework at the island while you whip up dinner.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



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Entry And Garage Exterior Area 94.11 sq ft  
Interior Area 88.36 sq ft  
Excluded Area 368.50 sq ft



0 3 6 ft

PREPARED: 202503/23

White regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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	\$700,000
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, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings, 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 Wood Frame, Stucco  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 21st, 2025  
Days on Market 14  
Zoning R1S

### **Listing Details**

Listing Office RE/MAX Connect

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