

# \$595,000 - 106 Pebble Lane, Fort McMurray

MLS® #A2227911

**\$595,000**

5 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.11 Acres

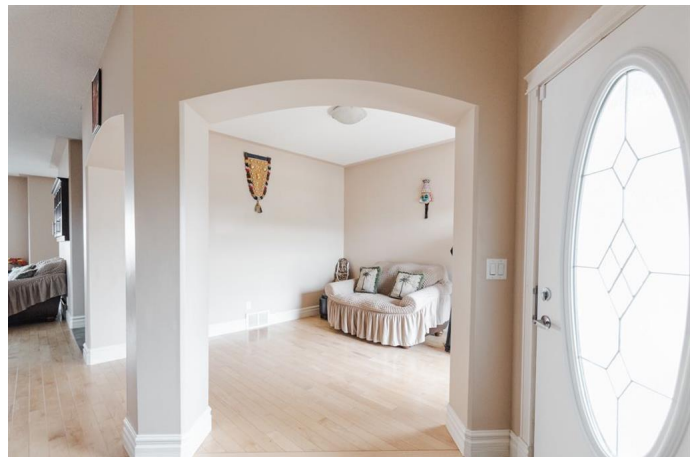
Timberlea, Fort McMurray, Alberta

NEW SHINGLES JULY 2025! Welcome to 106 Pebble Lane: A spacious and versatile 2,364 sq/ft home offering ample living space, a two-bedroom separate entry basement, and major updates including a new furnace and hot water tank (2021) and new shingles July 2025. Lovingly owned by the same family for the past 17 years, this home is located in a prime Timberlea location—just steps to schools and a short drive to shopping, restaurants, and other local amenities.

A wide driveway with rock along one side accommodates up to three vehicles and leads to the attached double garage, offering both parking and extra storage. With new shingles on the way and great curb appeal, this home is ready for its next chapter.

Inside, you're welcomed by a formal front room that can serve as a sitting area, home office, media room, or children's play space—whatever best suits your needs. The main living room features a natural gas fireplace and across from it is glass cabinetry that adds elegance while offering functional display and storage space connected to the kitchen. The adjacent kitchen includes a corner pantry and eat-up peninsula, ideal for quick meals or entertaining. The dining area opens onto the fully fenced backyard where built-in benches on the deck create the perfect outdoor gathering spot.

Upstairs, a stunning and rarely used bonus room awaits with vaulted ceilings and large windows that flood the space with natural light.



It's a perfect family retreat to relax, watch movies, or catch the game. All three bedrooms on this level are generously sized, including the primary suite with its own private ensuite, complete with a two-person jetted soaker tub for ultimate relaxation.

The separate entry basement is fully developed with a large open-concept living space and kitchenette, perfect for long-term guests or multiple generations under one roof.

Two spacious bedrooms, a four-piece bathroom, and dedicated laundry complete this level. The basement comes fully furnished and the home is also equipped with central A/C for year-round comfort.

With incredible value, flexible living space, and thoughtful updates throughout, 106 Pebble Lane is ready to welcome its next owners. Schedule your private tour today.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227911    |
| Price          | \$595,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,365       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 106 Pebble Lane |
| Subdivision | Timberlea       |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 0E3       |

### **Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                              |
| Parking        | Double Garage Attached, Garage Door Opener, Parking Pad, Driveway, Front Drive |
| # of Garages   | 2                                                                              |

### **Interior**

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air Conditioner                                       |
| Heating           | Forced Air                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                             |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 65             |
| Zoning         | R1S            |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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