

\$585,000 - 106 Pebble Lane, Fort McMurray

MLS® #A2227911

\$585,000

5 Bedroom, 4.00 Bathroom, 2,365 sqft

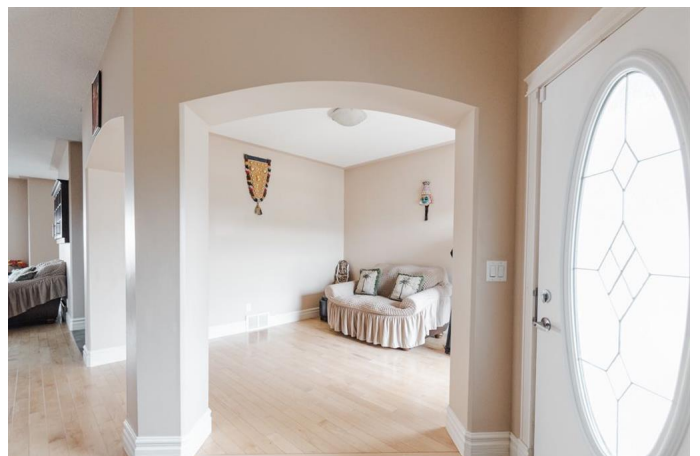
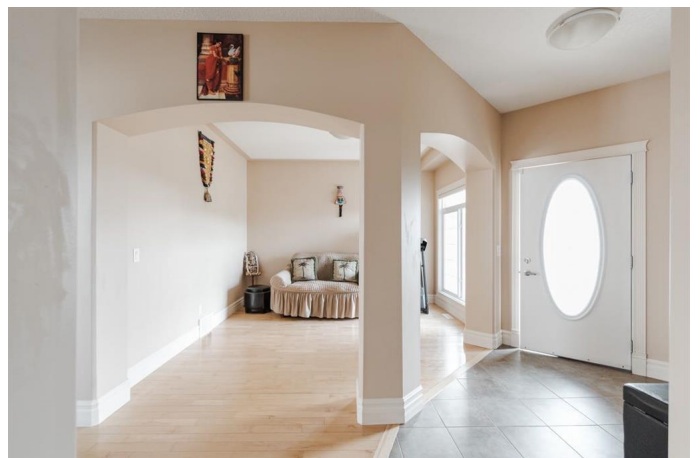
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Open House: Sunday, September 14th
12:00pm - 2:00pm | NEW SHINGLES NEW
STOVE 2025 | BONUS ROOM | SEP ENTRY
BASEMENT - 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	\$585,000
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, Driveway, Front Drive, Garage Door Opener, Parking Pad
# of Garages	2

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Bookcases, Separate Entrance
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	Finished, Full, Exterior Entry, 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	94
Zoning	R1S

Listing Details

Listing Office The Agency North Central Alberta

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