



THE
A-TEAM

**RE/MAX
FIRST**

128 PARIS Crescent, Fort McMurray T9K 0E1

MLS®#: **A2106603**

Area: **Timberlea**

Listing Date: **02/08/24**

List Price: **\$388,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,344**

Low Sqft:

Ttl Sqft: **1,344**

Lot Information

Lot Sz Ar: **3,408 sqft**

Lot Shape:

DOM

79

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped
Alley Access,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer

Int Feat:

Laminate Counters,Pantry,Separate Entrance,Sump Pump(s),Vinyl Windows

Utilities:

Room Information

Room

4pc Ensuite bath

2pc Bathroom

Kitchen

Living Room

Bedroom

Level

Upper

Main

Main

Main

Upper

Dimensions

7`8" x 4`11"

4`11" x 2`11"

15`1" x 9`5"

13`3" x 12`11"

9`10" x 8`7"

Room

4pc Bathroom

3pc Bathroom

Dining Room

Bedroom - Primary

Bedroom

Level

Upper

Basement

Main

Upper

Upper

Dimensions

7`8" x 4`11"

7`11" x 4`7"

13`1" x 11`6"

15`8" x 9`4"

12`2" x 8`3"

Bedroom	Basement	13`2" x 12`5"	Kitchen	Basement	10`11" x 6`3"
Living Room	Basement	12`11" x 11`6"	Legal/Tax/Financial		

Title:	Zoning:				
Fee Simple	-				
Legal Desc:	0621366	Remarks			

Pub Rmks:	<p>Prime Location with Endless Potential! Welcome to This Stunning 2-Storey Home Boasting a Separate Entry to the Basement, with Kitchenette and Separate laundry ideal for MORTGAGE HELPER.. Situated within Convenient Walking Distance of two BESTH High schools, two Best Elementary schools, sports fields, shopping centers, and more, this property epitomizes the allure of a sought-after locale. Upon Entry, you are Greeted by a welcoming front living room that seamlessly flows into a bright and spacious kitchen. The kitchen is equipped with modern amenities including a corner pantry, island with an eat-up breakfast bar, and a premium gas stove, perfect for culinary enthusiasts. Adjacent to the kitchen is the Huge dining area, offering picturesque views of the rear yard. Step outside to discover a large deck, partially fenced yard, and tastefully landscaped surroundings, creating an idyllic outdoor retreat. The main level also features a convenient 2-piece powder room and laundry facilities for added convenience. Ascend the stairs to the upper level where you'll find three generously sized bedrooms and two full bathrooms. The primary bedroom boasts a luxurious walk-in closet and a full ensuite, providing a private oasis within the home. Venture downstairs to the basement, which presents a separate entrance complete with a kitchenette, additional laundry facilities, a fourth bedroom, and a spacious family room, offering endless possibilities for extended living or rental potential. Outside, the property boasts a generous-sized yard with a large deck, perfect for outdoor entertaining or relaxation. Ample parking is provided with a parking pad accommodating up to three vehicles. Further enhancing the comfort of this home is the inclusion of central air conditioning, ensuring year-round comfort. This Exceptional property is offering an unparalleled opportunity to embrace a lifestyle of comfort and convenience. Don't miss out on the chance to make this your dream home. Schedule your personal tour today.</p>
Inclusions:	2 fridges, gas stove, dishwasher, microwave, 2 washers, 2 dryers
Property Listed By:	RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





