



THE
A-TEAM

**RE/MAX
FIRST**

125 PARIS Crescent, Fort McMurray T9K 0E1

MLS® #: **A2109805**

Area: **Timberlea**

Listing Date: **02/27/24**

List Price: **\$579,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

2,102

Low Sqft:

Lot Sz Ar:

4,909 sqft

Ttl Sqft:

2,102

Lot Shape:

DOM

74

Layout

Beds:

6 (3 3)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Standard Shaped Lot

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Oven,Refrigerator,Washer

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`11"	Dining Room	Main	12`8" x 12`1"
Foyer	Main	9`10" x 11`2"	Kitchen	Main	11`9" x 11`3"
Laundry	Main	6`2" x 5`9"	Living Room	Main	21`3" x 14`11"
4pc Bathroom	Second	5`3" x 9`0"	5pc Ensuite bath	Second	17`2" x 9`7"
Bedroom	Second	13`2" x 10`1"	Bedroom	Second	12`8" x 11`9"
Family Room	Second	18`3" x 15`5"	Bedroom - Primary	Second	13`8" x 15`10"
Walk-In Closet	Second	6`3" x 7`5"	3pc Bathroom	Basement	10`1" x 5`11"

Bedroom
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

11`7" x 12`1"
9`8" x 8`7"
13`1" x 6`6"

Bedroom
Kitchen

Basement
Basement

11`9" x 10`8"
20`8" x 5`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0621366

Remarks

Pub Rmks: **Introducing 125 Paris Crescent! This charming 6 bedroom 3.5 bathroom home offers over 2,800 square feet of fully finished living space on a 4,916 square foot lot. The prime location combines the best of both worlds as Paris Crescent is a quiet and tranquil street yet is within walking distance of schools, parks, bus stops, and shopping centers. Upon entering you are welcomed into a warm and inviting open-concept main floor, highlighted by a gorgeous kitchen featuring granite countertops, tile backsplash, ample cabinetry, a spacious walk-in pantry, and a convenient eat-up countertop. The kitchen flows seamlessly into the spacious dining area which provides access to the covered back deck. The main living room is bright and expansive with the major focal point being a cozy gas fireplace. The main level is completed with a convenient powder room. Heading up stairs you are greeted by an open and airy bonus room which could function as a secondary living room adding to the home's functionality and versatility. This level has three bedrooms including the capacious primary bedroom complete with its luxurious five-piece ensuite bathroom and broad walk-in closet. The upper level is complete with two other generously sized bedrooms and an additional four-piece bathroom. A separate entrance leads to the basement which is uniquely finished with three bedrooms, a three-piece bathroom, a full kitchen and separate laundry. The 20'7" x 19'11" garage is gas-heated and alongside the double driveway provides ample options for parking your vehicles and toys. The fully fenced backyard is complete with a storage shed and a firepit to enjoy on summer nights. Could this be the perfect home for your family? Book a private showing today to find out!**

Inclusions:
Property Listed By: **Refrigerator x2, Oven x2, OTR Microwave x2, Dishwasher x2, Washer x2, Dryer x2**
COLDWELL BANKER UNITED

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









