



THE
A-TEAM

**RE/MAX
FIRST**

248 PAULSON Street, Fort McMurray T9K 0B2

MLS® #: **A2118805**

Area: **Timberlea**

Listing Date: **03/30/24**

List Price: **\$459,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 17-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **5,138 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,676**
 Low Sqft:
 Ttl Sqft: **1,676**

DOM

235
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Kitchen Island,Pantry,See Remarks,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5' 9" x 4' 8"	Dining Room	Main	11' 0" x 8' 0"
Foyer	Main	9' 6" x 7' 8"	Kitchen	Main	13' 9" x 12' 8"

Laundry
4pc Bathroom
Bedroom
Bedroom - Primary
Bedroom
Kitchen
Furnace/Utility Room

Main 9`2" x 5`6"
Second 5`4" x 10`3"
Second 9`3" x 11`11"
Second 11`8" x 12`10"
Basement 10`0" x 12`2"
Basement 10`2" x 12`10"
Basement 8`8" x 9`1"

Living Room
5pc Bathroom
Bedroom
4pc Bathroom
Bedroom
Game Room

Main 17`3" x 14`4"
Second 9`8" x 12`9"
Second 9`1" x 11`11"
Basement 7`7" x 6`8"
Basement 9`11" x 10`7"
Basement 12`3" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0525569

Zoning:
R1

Remarks

Pub Rmks:

Welcome to This Stunning 2-Storey Single-family Home with Captivating Curb Appeal, boasting 5 bedrooms and 3.5 baths and Basment with Separate Entrance and Kitchenette for Extra Mortgage helper! Located just moments away from Stonecreek Village, parks, walking trails, and convenient bus stops, this home offers the perfect blend of convenience and serenity. As you step inside, you are greeted by a spacious foyer that sets the tone for the rest of the home. The main level features a generously sized living room with a cozy fireplace, perfect for relaxing or entertaining guests. The adjacent dining nook leads to a fully fenced, expansive backyard, offering plenty of space for outdoor activities and gatherings. The main level also includes a laundry room and mudroom, providing convenient access to the double attached garage and driveway, which can accommodate up to 3 cars. Upstairs, you'll find a luxurious primary suite with a large master bedroom and ensuite bathroom, along with two additional bedrooms and a common bath. The basement of this home is fully developed and features a separate entrance, making it ideal for use as a mortgage helper. With a kitchenette, two more bedrooms, a full bath, and a spacious living room, the basement offers additional living space for your family or guests. Don't miss the opportunity to make this beautiful home yours. Schedule a viewing today and experience the charm and comfort it has to offer.

Inclusions:
 Property Listed By:

2 Fridges, Stove, 2 Microwave, Dishwasher, Washer, Dryer
RE/MAX FORT MCMURRAY

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