



THE
A-TEAM

**RE/MAX
FIRST**

201 PARRY Crescent, Fort McMurray T9K 0A4

MLS®#: **A2124976**

Area: **Timberlea**

Listing Date: **04/22/24**

List Price: **\$589,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Lot Sz Ar:

4,700 sqft

Lot Shape:

Abv Sqft:

1,874

Low Sqft:

Ttl Sqft:

1,874

DOM

25

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Standard Shaped Lot,Street Lighting
Concrete Driveway,Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Tile,Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Other,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Open Floorplan,Pantry,Walk-In Closet(s),Wood Counters

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`5" x 19`2"
Kitchen	Main	13`8" x 9`10"
2pc Bathroom	Main	4`8" x 5`1"
Bedroom	Second	13`8" x 11`3"
Bedroom - Primary	Second	14`1" x 11`5"
Walk-In Closet	Second	4`5" x 11`5"
Game Room	Basement	21`9" x 15`6"

Room	Level	Dimensions
Dining Room	Main	13`7" x 8`0"
Laundry	Main	8`7" x 8`7"
Family Room	Second	14`11" x 15`5"
4pc Bathroom	Second	9`6" x 5`5"
4pc Ensuite bath	Second	9`6" x 5`4"
Bedroom	Second	11`5" x 11`1"
Bedroom	Basement	12`3" x 11`11"

3pc Bathroom	Basement	10`10" x 8`2"	Furnace/Utility Room	Basement	13`0" x 7`11"
			Legal/Tax/Financial		
Title: Fee Simple		Zoning: R1S			
Legal Desc:		0524632		Remarks	
Pub Rmks:		Welcome to 201 Parry Crescent, where your "walk score" couldn't possibly get any better! Situated in an ideal location, you'll find Ecole McTavish just 0.5 km away, Stony Creek Village less than 1km away, an amazing playground and park right next door, and shopping centers and malls within close reach. Plus, enjoy the added bonus of residing on a quiet street. This property stands out from the rest with its unique features. Step inside to discover a functional entryway with ample closet space, leading to an open concept kitchen, dining, and living area with a cozy gas fireplace, both practical and stylish, boasting a modern kitchen with a butcher block countertop, updated light fixtures and updated appliances, as well as a convenient walk-through pantry that connects to a functional mudroom. And let's not forget the garage - it's not your average garage; it's a manly man's dream, complete with hooks for hanging and plenty of space for heavy lifting, along with a driveway offering ample parking. Upstairs, you'll be greeted by a bonus room with high ceilings, perfect for relaxation or entertainment. The three generously sized bedrooms, including a primary bedroom designed for retreat living, offer comfort and tranquillity. The primary bedroom features a large walk-in closet, ensuite bathroom, and views of your yard. In the basement, a sizeable rec room awaits, ideal for entertaining guests, along with another three-piece bathroom. It's the epitome of the perfect family home. Step outside to discover a backyard unlike any other - spacious, with raised flowerbeds, an oversized deck, southwest exposure, a sizable shed, and a fire pit for endless fun! The yard is fully fenced, and adjacent green space provides a perfect spot for kids to play in the park. Don't miss out on the opportunity to make this your new home sweet home. Check out the photos, floor plans and 3D tour, and call today to schedule your personal viewing before it's too late!			
Inclusions:		Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Hot Tub, Shed, and Electric Garage Heater			
Property Listed By:		ROYAL LEPAGE BENCHMARK			

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





