



THE
A-TEAM

**RE/MAX
FIRST**

129 PAULSON Street, Fort McMurray T9K 0B1

MLS® #: **A2141918**

Area: **Timberlea**

Listing Date: **06/17/24**

List Price: **\$654,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Lot Sz Ar:

4,714 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,264

Low Sqft:

Ttl Sqft:

2,264

DOM

157

Layout

Beds:

6 (4 2)

Baths:

4.0 (4 0)

Style:

1 and Half Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Creek/River/Stream/Pond,Greenbelt,No Neighbours Behind,Rectangular Lot

Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Fireplace(s),Forced Air

Sewer:

Ext Feat:

Barbecue,BBQ gas line,Other

Construction:

Brick,Mixed,See Remarks,Vinyl Siding,Wood

Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Convection Oven,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,See Remarks,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wood Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	15`2" x 14`0"	Living Room	Main	15`1" x 17`2"
3pc Ensuite bath	Main	0`0" x 0`0"	Kitchen	Main	15`2" x 10`7"
Laundry	Main	6`4" x 9`1"	Bedroom	Main	15`7" x 14`0"
Bedroom	Upper	11`4" x 8`4"	Bedroom - Primary	Upper	15`4" x 16`4"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	10`5" x 14`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Basement	14`9" x 10`4"
3pc Bathroom	Basement	0`0" x 0`0"	Game Room	Basement	29`6" x 16`5"
Bedroom	Basement	14`9" x 9`8"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1S
Legal Desc:	0525569

Remarks

Pub Rmks:	<p>Welcome to 129 PAULSON STREET, the house that stands out even before you step inside. This spacious home boasts 6 bedrooms and 4 bathrooms and is located on a quiet street, just a stone's throw from Stoneycreek Village. The village offers a range of amenities including a pharmacy, spa, restaurants, gas station, bank, grocery store, pet store, and liquor store. Residents also enjoy easy access to parks, schools, and transit. The highlight of this property is its incredible views and proximity to one of YMM's largest man-made ponds, complete with walking trails and wildlife. Entering through the new front door (installed in 2022), you'll find over 3,000 square feet of living space, freshly painted in neutral tones. The peaceful, bright ambiance is enhanced by cathedral ceilings, hardwood floors, and a winding staircase. The main floor features a walk-through pantry, gas fireplace, laundry room, enclosed deck, newly finished custom butcher block countertops, and an accessible bedroom with a 3-piece ensuite bathroom. This space can also serve as a business suite (subject to city bylaws and permits) with a private entrance and separate washroom—perfect for small business owners. The double heated garage, measuring 487 square feet, provides ample space for storage of toys, tools, and machinery. Relax in the hot tub located within an enclosed porch while enjoying scenic views. The pride of ownership is evident throughout the home, which is filled with natural light. The primary bedroom, at 252 square feet, features floor-to-ceiling windows overlooking the pond, a walk-in closet, and a 5-piece ensuite with a dual vanity and oversized jetted tub. The basement has the potential to be converted into a rental suite with the addition of a separate entrance (subject to city bylaws and permits). It currently includes 2 larger-than-average bedrooms, a 3-piece bathroom, a spacious kitchenette and family room, a wide staircase, and oversized windows providing plenty of natural light. Book your showing today to view this exceptional family home.</p>
Inclusions:	Living room TV. Hot tub. Gas BBQ.
Property Listed By:	PEOPLE 1st REALTY

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













