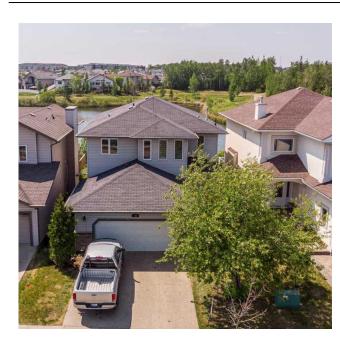


129 PAULSON Street, Fort McMurray T9K 0B1

MLS®#: **A2141918** Area: **Timberlea** Listing **06/17/24** List Price: **\$654,900**

Status: Active County: Wood Buffalo Change: -\$5k, 14-Nov Association: Fort McMurray

Date:



General Information

Prop Type: Residentia
Sub Type: Detached
City/Town: Fort McMu

Year Built: 2006
Lot Information

Lot Sz Ar: Lot Shape: Residential

Detached
Fort McMurray Finished Floor Area

06 Abv Sqft:

Low Sqft:

4,714 sqft Ttl Sqft: **2,264**

<u>Parking</u>

DOM

157

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 4
Garage Sz: 2

6 (42)

4.0 (4 0)

1 and Half Storey

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

2,264

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

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:

Int Feat:

Room Information

Room Dining Room 3pc Ensuite bath Laundry Bedroom 4pc Bathroom 5pc Ensuite bath 3pc Bathroom	Level Main Main Main Upper Upper Upper Basement	Dimensions 15`2" x 14`0" 0`0" x 0`0" 6`4" x 9`1" 11`4" x 8`4" 0`0" x 0`0" 0`0" x 0`0" 0`0" x 0`0"	Room Living Room Kitchen Bedroom Bedroom - Primary Bedroom Bedroom Game Room	<u>Level</u> Main Main Main Upper Upper Basement Basement	Dimensions 15`1" x 17`2" 15`2" x 10`7" 15`7" x 14`0" 15`4" x 16`4" 10`5" x 14`0" 14`9" x 10`4" 29`6" x 16`5"
Bedroom	Basement	14`9" x 9`8"			
			Legal/Tax/Financial		
Title: Fee Simple Legal Desc:	0525569	Zoning: R1S			
			Remarks		
Pub Rmks:	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, as				
	an accessible bedroor and separate washroo and machinery. Relax filled with natural ligh with a dual vanity and city bylaws and perm	m with a 3-piece ensuite bathroom om—perfect for small business ow in the hot tub located within an e nt. The primary bedroom, at 252 s d oversized jetted tub. The basem its). It currently includes 2 larger-	 This space can also serve as a bus ners. The double heated garage, me inclosed porch while enjoying scenic quare feet, features floor-to-ceiling ent has the potential to be converte 	siness suite (subject to city be easuring 487 square feet, pro twiews. The pride of ownersl windows overlooking the po d into a rental suite with the eathroom, a spacious kitchen	nished custom butcher block countertops, and bylaws and permits) with a private entrance ovides ample space for storage of toys, tools, hip is evident throughout the home, which is nd, a walk-in closet, and a 5-piece ensuite e addition of a separate entrance (subject to lette and family room, a wide staircase, and

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

Living room TV. Hot tub. Gas BBQ.
PEOPLE 1st REALTY

Inclusions: Property Listed By:

















































