



THE
A-TEAM

**RE/MAX
FIRST**

165 PARIS Crescent, Fort McMurray T9K 0C9

MLS®#: **A2169573**

Area: **Timberlea**

Listing Date: **09/30/24**

List Price: **\$550,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**
Lot Information
Lot Sz Ar: **5,189 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,476**
Low Sqft:
Ttl Sqft: **1,476**

DOM

17
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Garage Faces Front,Insulated,Interlocking Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction:
See Remarks
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`0"
4pc Ensuite bath	Suite	7`3" x 8`0"
Bedroom	Main	16`6" x 13`10"
Eat in Kitchen	Main	13`9" x 16`6"
Great Room	Main	181`8" x 7`10"
Den	Suite	8`8" x 7`10"
Bedroom	Suite	10`4" x 13`1"

Room	Level	Dimensions
4pc Ensuite bath	Main	11`7" x 8`8"
Bedroom	Main	10`10" x 11`7"
Bedroom - Primary	Main	14`7" x 14`0"
Dining Room	Main	11`11" x 10`4"
Family Room	Basement	19`8" x 20`5"
Bedroom	Suite	11`5" x 11`4"
Living Room	Suite	22`6" x 12`0"

Eat in Kitchen
Laundry

Suite
Suite

13`9" x 15`4"

Laundry

Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0621366

Remarks

Pub Rmks: **CALLING ALL SAVVY BUYERS! Are you looking for a great buy? Whether you are a first time home buyer, or seasoned investor, look no further! This beautiful 5 bedroom home with WALK OUT Basement with 2 SEPARATE Entrances is not only SPACIOUS but is the PERFECT family home! The basement features a 2 bedroom plus den LEGAL Suite with another door leading to a family room, laundry room for upstairs! The basement also boasts in floor heating! The main floor greets you with OPEN CONCEPT main floor that features a gas fireplace, dining kitchen and living space with garden door leading to the backyard and a large balcony deck. The attached double garage is the perfect compliment when bringing home the groceries and is roughed in for a gas heater! Decorated in Rich Dark colors, neutral freshly painted walls, this home makes you feel right at home. If you are looking for truly affordable living, then look no further! Call today for your personal tour and start Packing! Available for a quick possession.**

Inclusions: **fridge x 2, stove x 2, dishwasher, washer/dryer x 2, all window blinds, garage door opener**

Property Listed By: **RE/MAX FORT MCMURRAY**

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









