



THE
A-TEAM

**RE/MAX
FIRST**

212 PAULSON Street, Fort McMurray T9K 0B2

MLS®#: **A2172746**

Area: **Timberlea**

Listing Date: **10/11/24**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$25k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2006**
Lot Information
Lot Sz Ar: **5,757 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,023**
Low Sqft:
Ttl Sqft: **2,023**

DOM

71
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Entrance**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Bookcases,Ceiling Fan(s),Closet Organizers,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	9`4" x 18`10"	Dining Room	Main	13`0" x 9`2"
Family Room	Main	13`8" x 15`5"	Kitchen	Main	8`0" x 15`2"
Living Room	Main	10`10" x 11`2"	Office	Main	8`10" x 11`2"
2pc Bathroom	Main		4pc Bathroom	Second	
4pc Ensuite bath	Second		Bedroom	Second	10`9" x 13`0"

Bedroom
4pc Bathroom
Bedroom
Laundry
Bedroom - Primary

Second
Basement
Basement
Basement
Second

10`10" x 12`4"
10`3" x 16`4"
8`1" x 10`8"
12`10" x 14`3"

Walk-In Closet
Other
Bedroom
Game Room

Second
Basement
Basement
Basement

10`3" x 9`2"
7`1" x 5`0"
10`2" x 12`1"
19`3" x 14`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0525569**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to my new listing at 212 Paulson street, the location of this property is second to none, close to schools shopping and the bus route. This fully developed single family home is perfect for the growing family with 5 bedrooms 4 bathrooms. As you come up the walk you will notice the maintenance free exterior, except for the exposed aggregate driveway which should have a fresh coat of topical sealer at least 2 times a year! As you enter through the front door you are greeted by a nice sized entry way with coat closet and garage access as well. To the right you have a sitting area with formal dinning room with California knock down ceiling. To the left you have an office or flex room which could be used as a playroom for the kids or fitness room for dad, that's your call. To the back of the home, it features an open concept eat-in kitchen and living room. The Kitchen has stainless steel appliances with gas stove, walk in pantry with MDF boarding, island and lots of cup board and countertop space. From the kitchen there is access to the back deck the perfect place to get together with family and friends for Sunday BBQS. The back yard also features a stone fire pit, raised garden beds a vinal shed and a hammock the perfect place to relax after the yard work is complete. The adjacent living room has a gas burning fireplace the perfect place to relax and keep warm on those chilly Winter nights ahead finished with hard wood flooring. Up stairs we go to the second level where we have 3 good size bedrooms there is a 4 pc bathroom with rain shower with built in cabinet above the toilet for all the things. The master bedroom has yet another gas burning fire place a ensuite with jetted tub, stand up shower and a private water closet. It also has his and her closets with an additional custom closet system with built-in custom wardrobe. There is a ceiling fan to keep the air moving and the welcoming French doors have privacy blinds. Down stairs to the basement we go and the features 2 oversized bedrooms with his in her closets. A 4 pc bathroom. The over sized family room area has another gas burning fire place and a wet bar with a double sinks, lots of storage underneath the staircase, laundry room with stainless washer and dryer, This property is not illegal suite but it does have a separate entrance from the out side.**

Inclusions: **Existing S/S Fridge, Stove, Dishwasher, Washer and Dryer, All existing window coverings, fire pit, garage door opener and 1 remote, List of furnishings negotiable**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









