



THE
A-TEAM

**RE/MAX
FIRST**

113 PARIS Crescent, Fort McMurray T9K 0E1

MLS® #: **A2176631**

Area: **Timberlea**

Listing Date: **10/31/24**

List Price: **\$389,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 13-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2006**
Lot Information
Lot Sz Ar: **5,349 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,233**
Low Sqft:
Ttl Sqft: **1,233**

DOM

96
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	23`0" x 28`2"
Dining Room	Main	31`5" x 48`11"
Laundry	Main	27`1" x 17`0"
Den	Main	28`2" x 33`4"

Room	Level	Dimensions
Bedroom	Main	30`4" x 33`8"
Kitchen	Main	31`5" x 48`8"
Living Room	Main	39`4" x 48`11"
Bedroom - Primary	Main	40`5" x 39`8"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

0621366

R1

Remarks

Pub Rmks:

Introducing 113 Paris Crescent! Pride of ownership shines through in this charming bungalow which has been meticulously maintained by its original owners. Recent renovations include brand new carpet throughout as of December 2024. This location offers the best of both worlds as Paris Crescent is a quiet and tranquil street yet is within walking distance of schools, parks, bus stops, and shopping centers. The main floor of the home features 2 bedrooms plus a versatile office/den. The open concept living/kitchen/dining area is bright and spacious with direct access to the fully fenced backyard. The undeveloped basement is a blank slate for you to create your perfect custom space, only limited by your imagination. Parking is a breeze with a double drive and double car garage, what's more the 18'1" x 19'8" attached garage is kept warm by a radiant gas heater. All of this sitting on a 5,349 SqFt lot! Reach out today to book your private viewing!

Inclusions:

Property Listed By:

**All existing window coverings
COLDWELL BANKER UNITED**

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







