



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**113 PARIS Crescent, Fort McMurray T9K 0E1**

MLS®#: **A2176631**

Area: **Timberlea**

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

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2006**

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

DOM

**20**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,349 sqft**  
Lot Shape:

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
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`0" x 8`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 14`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`3" x 5`2"</b>
<b>Den</b>	<b>Main</b>	<b>8`7" x 10`2"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 10`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 14`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 14`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 12`1"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R1**

Legal Desc:

**0621366**

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. 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: **All existing window coverings**  
Property Listed By: **COLDWELL BANKER UNITED**

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











