



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 PARIS Crescent, Fort McMurray T9K 0C9**

MLS®#: **A2178106**

Area: **Timberlea**

Listing Date: **11/07/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 27-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,650**  
Low Sqft:  
Ttl Sqft: **1,650**

Lot Information

Lot Sz Ar: **4,855 sqft**  
Lot Shape:

DOM

**84**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Concrete,Mixed,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,See Remarks,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator**  
Int Feat: **Breakfast Bar,Central Vacuum,Kitchen Island,No Smoking Home,Recessed Lighting,Separate Entrance,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`4" x 15`3"
Dining Room	Main	9`10" x 11`1"
Bedroom	Main	12`3" x 9`10"
Bedroom - Primary	Second	16`9" x 16`7"
Foyer	Main	14`1" x 10`6"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	11`7" x 10`5"

Room	Level	Dimensions
Kitchen	Main	15`7" x 14`3"
Bedroom	Main	13`2" x 9`6"
4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	
Other	Main	23`2" x 25`7"
Bedroom	Basement	11`7" x 10`4"
Game Room	Basement	18`1" x 24`6"

**Furnace/Utility Room**

**Basement**

**15`2" x 13`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**50599760**

Zoning:

**R1**

Remarks

Pub Rmks:

**Welcome to this newly listed beautiful 1607sq ft Bi-Level Single Family home with attached garage located in the heart of Timberlea. Upon entering the front door you are warmly greeted to an oversized welcoming entry with plenty of floor space, ceramic tiled floors, two separate large coat closets and high ceilings. The main level boasts an open floor plan kitchen, dining area and living room with fire place, vaulted ceilings and beautiful Luxury Vinyl Plank flooring . The kitchen offers all wood dark maple cabinets, island with eating bar, stainless steel appliances including a LG french door fridge, Samsung dual oven, otr microwave and dishwasher. The corner pantry has all the extra room needed for plenty of groceries and storage. There are two good size bedrooms and a bathroom to finish off the main floor. The large master bedroom with walk in closet is a wonderful oasis at the end of a long day. Relax in the jetted tub in the master ensuite and let all your cares go away. The basement offers 9ft ceilings, a cozy fireplace, 2 bedrooms, bathroom, and a large laundry/utility room. The attached double garage has a separate entry into the basement. You cant beat the back yard as it has two large attached decks with large storage areas underneath to store all of your patio furniture and gardening tools and a firepit for the family to enjoy roasting marshmallows over and making smores. This homes location is second to none! It is within walking distance to four schools which are catholic(Holy Trinity) public, performing arts(Suncor Centre) and technical schools. There is shopping, restaurants and banks close by as well as the public transit system. Come view this home you wont be disappointed! All the flooring in this home is HIGH END vinal plank and the carpet is stain resistant.**

Inclusions:

**Existing S/S Fridge , Stove, OTR Microwave, Dishwasher, Blinds, Garage door opener and Remote, fire pit, Push lawn mower, Central vac and attachments, Central air**

Property Listed By:

**ROYAL LEPAGE BENCHMARK**

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



















