



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 PARRY Crescent, Fort McMurray T9K 0A4**

MLS® #: **A2191266**      Area: **Timberlea**      Listing Date: **01/30/25**      List Price: **\$549,888**  
 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**  
Lot Information  
 Lot Sz Ar: **4,369 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,657**  
 Low Sqft:  
 Ttl Sqft: **1,657**

DOM

**6**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
**Public**  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Bookcases,Breakfast Bar,Closet Organizers,Crown Molding,Jetted Tub,Kitchen Island**  
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`8"	4pc Bathroom	Upper	7`11" x 4`11"
4pc Ensuite bath	Upper	10`1" x 5`11"	Bedroom	Upper	11`5" x 10`8"
Bedroom	Upper	12`6" x 13`5"	Bedroom - Primary	Upper	14`7" x 14`0"
4pc Bathroom	Basement	4`11" x 8`4"	Bedroom	Basement	10`6" x 11`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0524632**

Remarks

Pub Rmks:

**OPEN HOUSE SUNDAY FEBRUARY 2ND FROM 1-3PM. SUPERB LOCATION FOR FAMILIES WITH CHILDREN OF ALL AGES. THIS HOME IS IN WALKING DISTANCE FROM ALL SCHOOL LEVELS. Original Owners are ready to retire and make this pristine and immaculate home the pride of a new family. Situated on a fully fenced and landscaped lot in central Timberlea, with a private and treed yard features many shrubs, trees, and garden along with a large rear deck. Inside this move-in ready and turn key home you enter into a NO CARPET HOME with large foyer with vaulted ceilings where you take note of the solid wood staircase covered in hardwood floors. The foyer leads you to an open-concept living area with a large living room featuring hardwood floors, a full feature wall with a built-in gas fireplace, surrounded by built-in shelves and niches. The large kitchen features solid maple cabinetry with a two-tone wood crown finishing along the top of the cabinets. In addition, you have a tiled backsplash, eat-up breakfast bar, stainless steel appliances, and a HUGE WALK-IN PANTRY. This Walk-through pantry offers convenient access when you bring in your groceries from the garage and step through the pantry to the kitchen. The kitchen overlooks your large dining room with garden doors leading directly to your gorgeous yard. This level is complete with main floor laundry room, mudroom, and a 2 pc powder room. The Upper level features 3 bedrooms and 2 bathrooms, all offering great space and hardwood floors. All closets feature quality wood shelving and built-ins. The Primary bedroom features a walk-in closet and a full 4 pc ensuite offering a jetted tub surrounded by tile. The fully finished lower level has been developed and designed giving you a large family room, games room complete with pot lights, and engineered hardwood floors. In the lower level living area, you have a 4th bedroom and a full 4 pc bathroom. Additional features of this home include an updated Hot water tank in 21/22, attached double-car garage and large driveway. For added peace of mind, this home was built by Capella Homes one of Fort McMurray's quality builders. Call today for your private tour of this home that will be a win on location, condition and stylish layout.**

Inclusions:  
Property Listed By:

**Fridge, stove, OTR microwave, dishwasher, washer, dryer, blinds, shelving in garage  
COLDWELL BANKER UNITED**

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











