



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2210076**

Area: **Timberlea**

Listing Date: **04/08/25**

List Price: **\$289,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Fort McMurray**

Year Built:

**2006**

Lot Information

Lot Sz Ar:

**3,573 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**862**

Low Sqft:

Ttl Sqft:

**862**

DOM

**33**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Attached-Side by Side,Bi-Level**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Front Yard,Standard Shaped Lot Driveway,Gravel Driveway,None**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Wood Frame**

Flooring:

**Linoleum,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Breakfast Bar,Open Floorplan**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0524632**

Zoning:

**R1S**

Remarks

Pub Rmks:

**Welcome to 232 Parry Crescent— A Home with Endless Potential. This promising property offers the ideal layout and price point for those looking to invest, live, or**

generate rental income. With a bit of vision, 232 Parry can easily be transformed into a refined and highly functional residence. Upon entry, you'll find a thoughtfully divided layout, featuring two separate living spaces — one on the main level and one in the fully developed basement — making this home a fantastic opportunity for multi-generational living or income potential. The main floor boasts a functional kitchen, a combined dining and living area, two well-sized bedrooms, and a full four-piece bathroom. A main-floor laundry adds to the practicality, while the upper-level deck opens onto a spacious backyard — perfect for relaxing, entertaining, or expanding outdoor living. Additional rear parking enhances overall convenience. Downstairs, the fully finished basement offers two additional bedrooms, a kitchenette, its own laundry facilities, and another full four-piece bathroom — a perfect setup for guest accommodations or separate living space. Situated in the heart of Timberlea, this home offers a prime location close to schools, parks, trails, and all essential amenities. With no condo fees and a price point under \$300,000, 232 Parry isn't just a hidden gem — it's a rare opportunity and a smart investment. Call today to schedule your private viewing — this one won't last long!

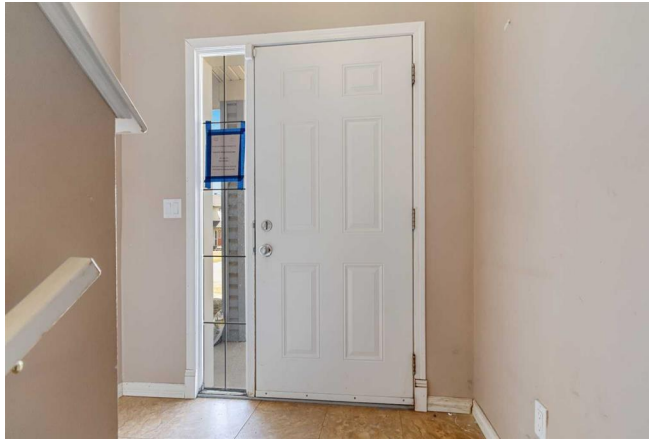
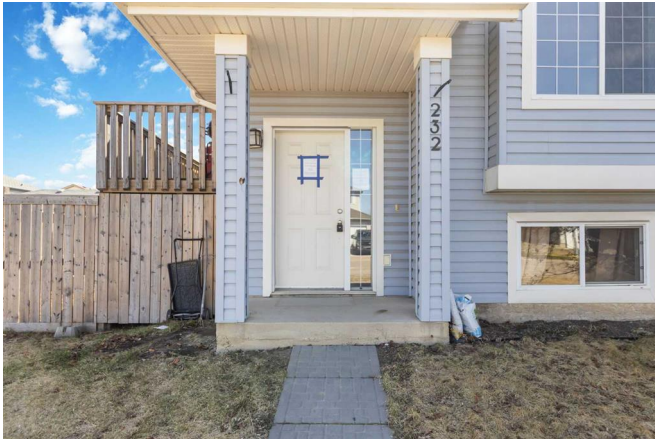
Inclusions:

Property Listed By:

As is, where is.

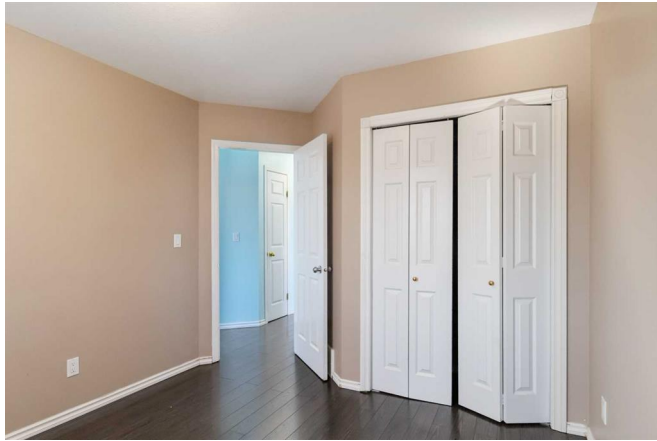
**ROYAL LEPAGE BENCHMARK**

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













Basement (Below Grade) Exterior Area 788.55 sq ft  
Interior Area 719.99 sq ft  
Excluded Area 41.46 sq ft

