



THE
A-TEAM

**RE/MAX
FIRST**

232 PARRY Crescent, Fort McMurray T9K 0A4

MLS® #: **A2210076**

Area: **Timberlea**

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

List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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

11

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

Legal/Tax/Financial

Level

Dimensions

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 788.56 sq ft
Interior Area 719.99 sq ft
Excluded Area 41.48 sq ft

