



THE
A-TEAM

**RE/MAX
FIRST**

101 PAISH Place #45, Fort McMurray T9K 0A1

MLS®#: **A2210136**

Area: **Timberlea**

Listing Date: **04/09/25**

List Price: **\$405,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2005**
Lot Information
Lot Sz Ar: **4,346 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **930**
Low Sqft:
Ttl Sqft: **930**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind**
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Storage**

Construction: **Concrete,Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Suspended Ceiling,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 4`11"
Bedroom	Main	9`1" x 11`11"
Kitchen	Main	8`0" x 12`6"
Bedroom - Primary	Main	11`6" x 10`11"
Bedroom	Basement	11`1" x 14`6"
Furnace/Utility Room	Basement	6`4" x 7`5"

Room	Level	Dimensions
Bedroom	Main	9`0" x 9`10"
Dining Room	Main	11`7" x 10`4"
Living Room	Main	10`11" x 10`3"
4pc Bathroom	Basement	7`8" x 4`11"
Game Room	Basement	19`10" x 33`11"

Legal/Tax/Financial

Condo Fee:
\$122

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1S

Legal Desc: **0522404**

Remarks

Pub Rmks:

OPEN HOUSE: APRIL 12, 2025, Saturday, 12-2 PM! Introducing 45-101 Paish Place, located in TIMBERLEA and sitting on a spacious 4,300+ sq ft lot! This is the MOVE-IN READY, AFFORDABLE home you've been waiting for! As you pull up, you'll notice the LONG DRIVEWAY that can accommodate 4 VEHICLES. Step inside and you'll be welcomed by beautiful RICH BROWN FLOORING throughout the home, installed just a few years ago. Now let's talk about the RENOVATED KITCHEN! It features WHITE UPPER AND LOWER CABINETS, QUARTZ COUNTERTOPS, a stunning MOSAIC BACKSPLASH TILE, STAINLESS STEEL APPLIANCES, and a LARGE contrasting ISLAND with an UNDERMOUNT SINK! There's room for THREE bar stools making the island perfect for use as a BREAKFAST BAR. The main floor offers an OPEN-CONCEPT LAYOUT ideal for everyday living and entertaining. NATURAL LIGHT floods the home, thanks to the LARGE WINDOWS on almost every wall. A PATIO DOOR on the main floor leads to a SPACIOUS DECK perfect for BBQ nights or relaxing, slow mornings. You'll find THREE generous bedrooms on the main floor along with a FULL BATHROOM featuring a tub/shower combo. The RENOVATED BASEMENT includes a BRIGHT, OVERSIZED REC ROOM, a LARGE bedroom, and ANOTHER FULL BATHROOM with a tub/shower combo. There is also a DEDICATED LAUNDRY AREA in the basement for added convenience. The BACKYARD is also SPACIOUS and the SHED is 14x14 and has ELECTRICITY! PRACTICAL EXTRAS include a NEW HOT WATER TANK and NO CARPET throughout the home. Enjoy an extremely low condo fee of only \$121.67/month! Ready for IMMEDIATE POSSESSION! Don't miss this incredible opportunity to own an AFFORDABLE MODERN home in TIMBERLEA!

Schedule your tour today!

Inclusions:
Property Listed By:

FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER
ROYAL LEPAGE BENCHMARK

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









