



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: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Finished Floor Area

Lot Sz Ar:

4,346 sqft

Lot Shape:

Abv Sqft:

930

Low Sqft:

Ttl Sqft:

930

DOM

31

Layout

Beds:

4 (3 1)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind
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:

IMMEDIATE POSSESSION! QUICK ACCESS TO CONFEDERATION WAY! 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. Inside 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! SELLER IS OFFERING TO PAY FOR ONE YEAR OF CONDO FEES! They also mentioned that the fees have only increased by \$20 over the seven years they've owned the home. The fees cover PRIVATE SNOW AND GARBAGE REMOVAL, much better than the city's service since they'll take anything you leave at the end of the driveway. No limits! Saves you trips to the dump! Don't miss this incredible opportunity to own an AFFORDABLE, MODERN home in TIMBERLEA, WALKING DISTANCE to schools, shopping, bus route and more! 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









