



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 PAISH Place #7, Fort McMurray T9K 2W4**

MLS® #: **A2214606**

Area: **Timberlea**

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

List Price: **\$319,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2004**

Lot Information

Lot Sz Ar:

**5,721 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**858**

Low Sqft:

Ttl Sqft:

**858**

DOM

**36**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Landscaped,Lawn,Pie Shaped Lot  
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Vinyl Siding**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

Int Feat:

Utilities:

**Central Air Conditioner,Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**

**See Remarks,Vinyl Windows**

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$97**

Title:

**Fee Simple**

Fee Freq:

Zoning:

**R1S**

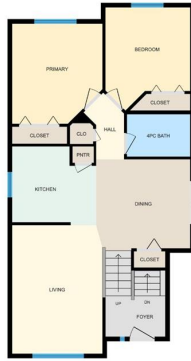
Legal Desc:	0522404	Monthly	Remarks
Pub Rmks:          Inclusions: Property Listed By:			<p><b>Welcome to 7-100 Paish Place - The Perfect Starter Home! Looking for your first home? This move-in ready gem has everything you need - from stylish updates to a backyard big enough for BBQs, pets, and playtime! Fall in love with the heart of the home - the updated kitchen featuring quartz countertops, a modern marble-looking backsplash, and sleek stainless steel appliances. It's the perfect spot to cook up your favorite meals for the family. Just off the kitchen is the dining nook with access to the deck and backyard. Enjoy outdoor living with a massive 5,127 sq ft pie-shaped lot. Whether you're dreaming of a garden, fire pit, or space for the kids to play, this yard has all the room you need. On the main floor easy to maintain wide plank laminate flooring runs through the bright living room and 2 comfortable bedrooms. The main floor also has a full 4-piece bathroom, while the fully developed basement includes 2 more bedrooms, another full bath, a cozy family room, and laundry room. Out front a 4-car driveway means there's room for all your vehicles - and even guests! With low bare land condo fees of just \$96.67/month, you can enjoy affordable living without sacrificing space or comfort. Plus, you'll love the location - walking distance to Stoney Creek Village, two high schools, and with easy access to public transit. Don't miss this opportunity to own your own home in a family-friendly neighborhood. Book your showing today!</b></p> <p><b>Fridge, stove, dishwasher, washer, dryer, central ac, shed, RE/MAX Connect</b></p>

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









31'0"



31'0"