



THE
A-TEAM

**RE/MAX
FIRST**

101 PAISH Place #43, Fort McMurray T9K 0A1

MLS® #: **A2217288**

Area: **Timberlea**

Listing Date: **05/01/25**

List Price: **\$279,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 19-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Lot Sz Ar:

4,484 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

849

Low Sqft:

Ttl Sqft:

849

DOM

70

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

Open Floorplan,Storage,Vaulted Ceiling(s)

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Kitchen

4pc Bathroom

Level

Main

Main

Main

Basement

Dimensions

7`4" x 4`11"

10`7" x 11`10"

9`11" x 11`5"

10`1" x 5`0"

Room

Bedroom

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

9`11" x 12`2"

11`1" x 10`6"

10`7" x 15`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$122

Fee Simple

R1S

Fee Freq:

Monthly

Legal Desc:

0522404

Remarks

Pub Rmks:

Welcome to #43, 101 Paish Place - a delightful bi-level home nestled in the well-established and family-friendly neighbourhood of Timberlea. Offering 849 sq ft of comfortable living space, this 2-bedroom, 2-bathroom gem is perfect for first-time buyers, downsizers, or savvy investors. Step inside and you'll be greeted by a bright and spacious entryway that leads to a cozy living room, complete with stylish laminate flooring and large windows that flood the space with natural light. Just off the living room, you'll find a functional kitchen with crisp white cabinetry, practical laminate countertops, and an adjacent dining area with sliding doors that open to a sunny side deck - perfect for morning coffee or evening BBQs. The main floor features two generously sized bedrooms and a well-appointed 4-piece bathroom. Downstairs, the partially developed basement offers even more potential with a finished 3-piece bathroom and room to create the space of your dreams - a home office, rec room, or guest suite! Situated on a beautifully fenced lot, this property provides both privacy and space for outdoor enjoyment. With schools, parks, and major bus routes just minutes away, this location combines convenience with charm. Don't miss out on this affordable opportunity in one of Timberlea's most desirable areas. Call today to book your private showing!

Inclusions:

As is where is at the time of possession

Property Listed By:

ROYAL LEPAGE BENCHMARK

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







