



THE
A-TEAM

**RE/MAX
FIRST**

228 PARIS Crescent, Fort McMurray T9K 0C9

MLS® #: **A2224394**

Area: **Timberlea**

Listing Date: **05/24/25**

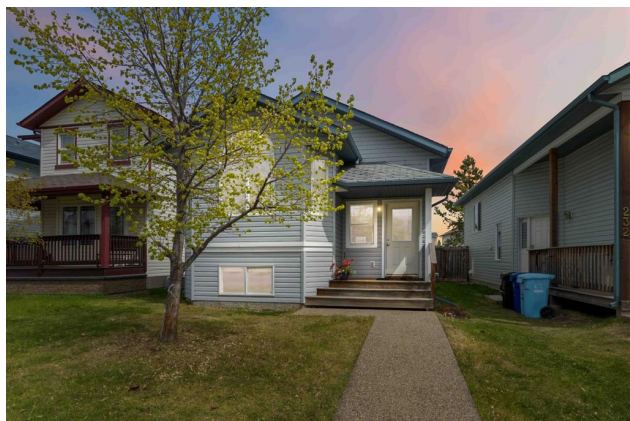
List Price: **\$411,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Lot Sz Ar:

3,273 sqft

Lot Shape:

Abv Sqft:

1,475

Low Sqft:

Ttl Sqft:

1,475

DOM

7

Layout

Beds:

5 (2 3)

Baths:

2.0 (2 0)

Style:

3 Level Split

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Private

Alley Access,Off Street,On Street,Owned,Parkade,Parking Pad,Paved

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Closet Organizers,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Lower	8`7" x 5`1"	Bedroom	Lower	8`6" x 11`4"
Dining Room	Main	10`9" x 10`9"	Game Room	Lower	12`1" x 22`8"
Living Room	Main	14`3" x 17`4"	Kitchen	Main	12`5" x 13`5"
4pc Bathroom	Second	8`8" x 4`11"	Bedroom	Second	8`7" x 12`0"
Bedroom - Primary	Second	12`1" x 13`8"	Bedroom	Basement	11`9" x 9`9"
Bedroom	Basement	12`5" x 11`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0621366

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 228 Paris Crescent! This cozy 3-level split home is located in the friendly neighborhood of Timberlea! Just a short walk from schools, bus stops, and local stores, making day-to-day life super convenient. Inside you'll love the spacious foyer that greets you as you walk through the door. The main floor has an OPEN-CONCEPT layout with large windows that let in lots of natural sunlight and VAULTED CEILINGS that make the space feel open and airy, perfect for relaxing or hosting family and friends. Upstairs, there are TWO comfortable bedrooms, both with their own WALK-IN CLOSETS, great for keeping things tidy and organized. You'll also find a 4-PIECE bathroom on this level. Head down to the lower level, where there's another 4-PIECE bathroom, a spacious bedroom, and a cozy LIVING ROOM OR REC ROOM with access to the backyard, a great spot for FAMILY MOVIE NIGHTS or PLAYTIME with the kids. The basement has TWO more generously sized bedrooms. One comes with a WALK-IN CLOSET, and the other has a standard closet plus a HUGE CRAWLSPACE giving you lots of extra storage options. The backyard is FULLY FENCED, LOW MAINTENANCE and the 3-CAR DRIVEWAY means there's plenty of room for parking whether it's your own vehicles or guests coming to visit. This home is COMFORTABLE, PRACTICAL, and ready for a new family to make it their own. If you're looking for a welcoming space to grow and create memories, this could be the perfect fit for you!

Inclusions:
Property Listed By:

**FRIDGE, DISHWASHER, STOVE, WASHER, DRYER, WINDOW COVERINGS
ROYAL LEPAGE BENCHMARK**

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







