



THE
A-TEAM

**RE/MAX
FIRST**

111 PAULIN Bay, Fort McMurray T9K 0A9

MLS®#: **A2234089**

Area: **Timberlea**

Listing Date: **06/27/25**

List Price: **\$629,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Lot Sz Ar:

6,651 sqft

Lot Shape:

Abv Sqft:

2,096

Low Sqft:

Ttl Sqft:

2,096

DOM

22

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Landscaped,Lawn

Double Garage Attached,Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

High Ceilings,Jetted Tub,Open Floorplan,Pantry,See Remarks,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		Dining Room	Main	9`11" x 6`1"
Kitchen	Main	9`5" x 12`11"	Laundry	Main	6`4" x 6`7"
Living Room	Main	21`8" x 12`11"	Office	Main	11`1" x 10`5"
Bedroom	Second	11`1" x 11`7"	Bedroom	Second	11`4" x 11`6"
Bedroom - Primary	Second	19`6" x 19`2"	4pc Bathroom	Second	
4pc Bathroom	Second		4pc Bathroom	Basement	
Bedroom	Basement	10`0" x 11`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0525595

Remarks

Pub Rmks: **Family-Friendly Living in a Quiet Cul-De-Sac - Welcome Home! Tucked away on a quiet cul-de-sac just steps from Stone Creek shopping plaza and the greenbelt, this thoughtfully designed Alves-built home is perfect for growing families seeking both comfort and convenience. Step inside to a welcoming grand foyer with soaring ceilings, setting the tone for the spacious, flexible layout. The front flex room is ready to become whatever your family needs—playroom, dining area, or creative zone. Need a quiet workspace? You'll love the main floor office, plus the added perk of main floor laundry for everyday ease. At the heart of the home is a chef's kitchen, complete with rich ceiling-height cabinetry, quartz countertops with matching slab backsplash, stainless steel appliances, and a gas line to the stove. Durable LVP flooring runs throughout the main floor, making cleanup a breeze for busy families. Upstairs, you'll find two spacious kids' bedrooms and an incredible primary suite with its own sitting area, fireplace, walk-in closet, and a 5PC ensuite—your own private retreat. The fully finished basement is built for family fun and functionality, featuring laminate flooring, a cozy family room with surround sound, a 4th bedroom with blackout blinds (perfect for shift workers or teens), and a playroom tucked behind double doors. Outside, you'll love the extra-long driveway for RV parking, and a swinging gate that opens to a massive 12'7" x 32' side storage area—perfect for your boat, trailer, or quads. The backyard oasis offers mature trees for privacy, a raised deck, and a ground-level stamped concrete patio—ideal for BBQs, playtime, or relaxing evenings. Bonus features include: central A/C, water softener and motorized blinds for high windows. This isn't just a house—it's a place to grow, play, and make memories for years to come. Schedule your private showing today and see what family life can look like here!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, all window coverings, central ac, alarm (to be assumed \$54/month), garage door opener & 2 remotes, wood rack in side yard, garage shelving**

Property Listed By: **RE/MAX Connect**

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









