



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**208 PAULSON Street, Fort McMurray T9K0B2**

MLS® #: **A2235737**

Area: **Timberlea**

Listing Date: **06/30/25**

List Price: **\$549,900**

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:

**5,932 sqft**

Lot Shape:

Abv Sqft:

**1,424**

Low Sqft:

Ttl Sqft:

**1,424**

DOM

**21**

Layout

Beds:

**5 (2 3 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,See Remarks**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**See Remarks,Vinyl Siding**

Flooring:

**Carpet,Wood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**

Int Feat:

**Kitchen Island,Pantry,See Remarks,Soaking Tub,Storage,Sump Pump(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0525569**

Zoning:

**R1**

## Remarks

Pub Rmks:	<p><b>Step Into Style, Comfort &amp; Convenience.</b> Welcome to a beautifully crafted home that seamlessly blends timeless elegance with everyday practicality. Boasting 5 spacious bedrooms, 3 full bathrooms, and a fully finished basement with luxurious in-floor heating, this residence offers exceptional comfort across every level. With the bonus of central air conditioning, you'll stay cool and comfortable year-round.</p> <p><b>Main Living Area</b> • From the moment you enter, you're greeted by a bright, open-concept layout and a generous foyer that sets the tone for the rest of the home. • The expansive living and dining area is anchored by a cozy gas fireplace, perfect for gathering with family or entertaining guests. • The chef-inspired kitchen features a large center island, a walk-in pantry, and abundant cabinetry. There's plenty of space for casual dining, and direct access to two decks makes indoor-outdoor living a breeze. • Step outside to enjoy a fully landscaped and fenced backyard, ideal for summer barbecues, gardening, or simply relaxing.</p> <p><b>Main Floor Retreat</b> • The primary suite is a true sanctuary, generously sized to accommodate a king bed and additional furniture. It includes a large walk-in closet with shelving and storage solutions. • The spa-like ensuite features a deep soaker tub, a glass-enclosed shower, and a wide vanity with ample counter space and cabinetry. • Rich wood flooring flows throughout the main level, adding warmth and sophistication. • A second spacious bedroom on the main floor offers flexibility—perfect as a guest room, home office, or nursery—with large windows and a roomy closet.</p> <p><b>Lower-Level Luxury</b> • The fully finished basement mirrors the upper level in brightness and style, enhanced by a stunning stone feature wall that adds character and charm. • Enjoy a large family room, ideal for movie nights or game days, plus three additional bedrooms and a full bathroom—perfect for growing families or hosting guests. • In-floor heating ensures cozy comfort during the colder months. Additionally A heated double garage with built-in shelving provides ample storage and workspace. Ideally located near schools, public transit, parks, and everyday amenities—this home is truly move-in ready. All that's missing is you. Come see it for yourself and fall in love!</p>
Inclusions:	Fridge, stove, dishwasher, washer, dryer, microwave, central air unit, washer, dryer
Property Listed By:	RE/MAX Connect

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

























