



**123 Paulin Bay
Fort McMurray, Alberta**

MLS # A2303503



\$834,888

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|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 2,286 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn | | |

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|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Stainless steel fridge, gas stove with electric ovens, drawer-style dishwasher, microwave, front-loading washer and dryer, water softener, central vac & attachments, central air, all window coverings, garage opener, garage remote, shed, gazebo, pool table & accessories, fire pit, wine cooler

Open house Saturday April 25th 1-3 pm. TIMELESS MASTERPIECE, IN A QUIET CUL DE SAC, COMPLETE WITH ALL THE MOST WANTED FEATURES AND SITUATED ON A PIE SHAPED LOT. One-of-a-kind CUSTOM-BUILT HOME with over 3600 SQ FT OF LIVING SPACE. Step into this stunning home where you enter into a large front foyer featuring vaulted ceiling, this area leads you to a front office with double French doors and hardwood floors. The Hardwood floors continue throughout the main level living area. The great room features a gas fireplace with built-in cabinets. This open-concept living area continues with a stunning dining room with coffered ceilings, then a custom kitchen featuring built-in appliances, 6 top gas stove, wine cooler, double drawer dishwasher, granite countertops, eat-up breakfast bar, and a huge walk through pantry with even room for a stand-up freezer. Just off the kitchen you have a heated all season sun room that overlooks your private yard and features a fireplace. The Main floor laundry room offers tons of built in cabinets and countertop space. The gorgeous staircase covered in hardwood leads you to your upper level that offers 3 bedrooms, all with hardwood floors. The Primary bedroom has a gas fireplace, garden doors to a private balcony, and a walk-in closet with custom built-in shelving, a 5 pc ensuite with double sinks, tile floors, and air tub. The Lower level offers a place where you can entertain your guests. This space offers engineered hardwood floors, a sit up wet bar, pool table and games room , and a soundproofed theatre room. Your family will be the envy of the neighborhood with this lower level. The lower level is complete with a large 4th bedroom and full bathroom with heated floors. This no carpet home has additional features of hot water on demand, solid core doors, new upgraded triple glaze windows, new furnace in

2025, central a/c, central vac, and an oversized double attached garage with a new garage heater in past 3 years. The exterior of the home features a private and landscaped yard, with tons of mature trees and shrubs, a fenced yard with gates, RV parking, extra wide exposed aggregate driveway and walk way, plus, a 2-tired deck that is wired for a Hot tub. Pride of ownership shines through this home that has been completed with Timeless finishing's from top to bottom. All of this and perfectly located within walking distance of trails, parks, schools and shopping. Call today for your personal tour.