



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**193 Parry Crescent
Fort McMurray, Alberta**

MLS # A2303721



\$539,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,794 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Wired for Sound		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer/Dryer, Pool & Heater, Garage Fridge & Freezer, TV & Mounts in Basement & Primary Bedroom,

Welcome to this family-friendly home in a highly desirable location. Situated right beside a playground and within walking distance to schools, this property offers everyday convenience in a setting that truly supports family living. The main floor features a versatile flex space—perfect for a home office, playroom, or study area—easily adapting to your lifestyle. Upstairs, you’ll find three bedrooms, including the primary suite, while the fully finished basement adds a fourth bedroom along with a spacious rec room—ideal for kids to play, relax, or create their own hangout space. The backyard is a standout feature, offering a generous yard complete with a deck and a heated pool—perfect for making the most of the warmer months. Additional highlights include a double heated garage, providing comfort and convenience year-round. With 4 bedrooms, 3.5 bathrooms, a functional layout, and a location that’s hard to beat, this home presents a great opportunity for comfortable everyday living.