



**205 Parry Crescent  
Fort McMurray, Alberta**

**MLS # A2308740**



**\$555,888**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window blinds, Eufy door bell camera, and door lock, Ecobee thermostat and co2/fire detector's, Å planters in the back yard, tv mount in master bedroom, tv and mount in kids room, mounted mirror in living room, plant hangers, central a/c, garage heater

**OPEN HOUSE SATURDAY MAY 9TH 2-4PM. NEW SHINGLES (2025) | NEW GARAGE HEATER (2025) | NO CARPET HOME!**  
Welcome to 205 Parry Crescent, a turnkey masterpiece where pride of ownership shines in every detail. Perfectly situated for ultimate walkability, this home is just steps from K-12 schools, city and site bus stops, and all local amenities. Extensive recent renovations have transformed this 4-bedroom, 4-bathroom residence into a modern retreat, featuring fresh paint, luxury waterproof laminate flooring throughout the main and upper levels, and updated ceilings accented by sleek new pot lights. The open-concept main floor invites you in with a bright living room centered around a cozy corner gas fireplace. The heart of the home—the kitchen—has been beautifully refurbished with additional cabinetry, a stylish coffee bar, a new sink, and brand-new stainless appliances (Stove & Dishwasher 2025). The adjacent dining area, complete with a breakfast bar and corner pantry, opens through garden doors to a fully fenced, professionally landscaped backyard oasis filled with perennials. Upstairs, the primary suite is a true sanctuary, offering massive proportions for king-sized furniture, a walk-in closet with a window, and a private 4-piece ensuite. Two additional generous bedrooms and another full bath complete this level. The fully finished basement adds even more value with a large family room, a 4th bedroom, a spacious bathroom, and ample storage. With an attached heated double garage (new heater 2025), central A/C, and a hot water tank replaced in 2018, this home offers total peace of mind for years to come. This is the complete package for a family home in a prime location. Call today for your personal tour.