



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

156 Paris Crescent
Fort McMurray, Alberta

MLS # A2350166

\$459,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,379 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings, Basement: Fridge, Stovetop, Stackable washer, Dryer, Microwave

Welcome to this spacious and versatile single-family home located in the highly sought-after Timberlea area, ideally situated close to schools, shopping, parks, walking trails, and everyday amenities. Offering an impressive 6 bedrooms and 3 full bathrooms, this fully developed home provides plenty of space for a growing family, extended family, or buyers simply looking for extra room to spread out. The main floor features a bright and inviting open-concept design, creating a comfortable flow between the kitchen, dining, and living areas. The living room is highlighted by a cozy gas fireplace, providing the perfect gathering place for family and friends. Upstairs, you'll find three generous bedrooms and two full bathrooms, including a spacious primary bedroom complete with its own walk-in closet and private full ensuite. The fully developed basement adds tremendous versatility and additional living space. Conveniently accessible from inside the home as well as directly from the exterior, the lower level features three large bedrooms, its own dedicated laundry area, in-floor heating and a massive recreation room with a wet bar—an ideal setup for entertaining, a games room, media area, or additional family living space or an illegal suite. Situated on a desirable corner lot, this property also offers plenty of parking and added outdoor space. With six bedrooms, multiple living areas, separate exterior basement access, and an excellent Timberlea location, this home delivers the space, functionality, and flexibility that are difficult to find. Whether you have a large family, need additional space for guests, or are looking for a home that can adapt to your changing needs, this property is definitely worth a closer look!