

# \$389,900 - 228 Paris Crescent, Fort McMurray

MLS® #A2224394

**\$389,900**

5 Bedroom, 2.00 Bathroom, 1,475 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 228 Paris Crescent! This cozy 3-level split home is located in the friendly neighborhood of Timberlea! Just a short walk from schools, bus stops, and local stores, making day-to-day life super convenient.

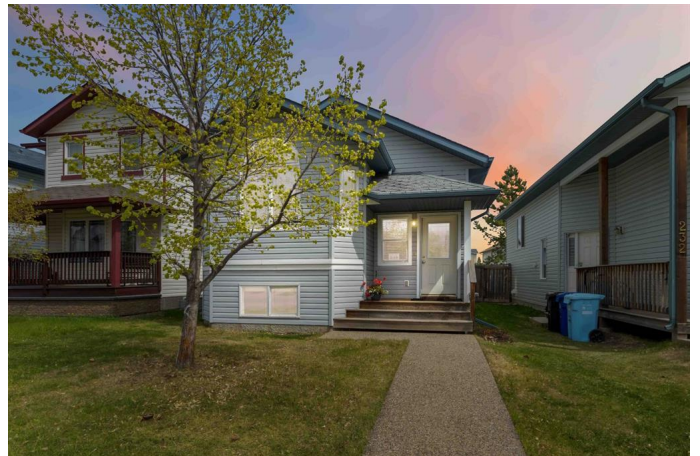
Inside you'll love the spacious foyer that greets you as you walk through the door. The main floor has an OPEN-CONCEPT layout with large windows that let in lots of natural sunlight and VAULTED CEILINGS that make the space feel open and airy, perfect for relaxing or hosting family and friends.

Upstairs, there are TWO comfortable bedrooms, both with their own WALK-IN CLOSETS, great for keeping things tidy and organized. You'll also find a 4-PIECE bathroom on this level.

Head down to the lower level, where there's another 4-PIECE bathroom, a spacious bedroom, and a cozy LIVING ROOM OR REC ROOM with access to the backyard, a great spot for FAMILY MOVIE NIGHTS or PLAYTIME with the kids.

The basement has TWO more generously sized bedrooms. One comes with a WALK-IN CLOSET, and the other has a standard closet plus a HUGE CRAWLSPACE giving you lots of extra storage options.

The backyard is FULLY FENCED, LOW



MAINTENANCE and the 3-CAR DRIVEWAY means thereâ€™s plenty of room for parking whether it's your own vehicles or guests coming to visit.

This home is COMFORTABLE, PRACTICAL, and ready for a new family to make it their own. If youâ€™re looking for a welcoming space to grow and create memories, this could be the perfect fit for you!

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2224394      |
| Price          | \$389,900     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,475         |
| Acres          | 0.08          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 228 Paris Crescent |
| Subdivision | Timberlea          |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9K 0C9            |

**Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 3                                                                       |
| Parking        | Alley Access, Off Street, On Street, Owned, Parkade, Parking Pad, Paved |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                     |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Exterior Entry, Finished, Full                                                       |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                  |
| Lot Description   | Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding                                                    |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 80             |
| Zoning         | R1S            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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