# \$259,900 - #43, 101 Paish Place, Fort McMurray

MLS® #A2217288

## \$259,900

2 Bedroom, 2.00 Bathroom, 849 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to #43, 101 Paish Place – a delightful bi-level home nestled in the well-established and family-friendly neighbourhood of Timberlea. Offering 849 sq ft of comfortable living space, this 2-bedroom, 2-bathroom gem is perfect for first-time buyers, downsizers, or savvy investors.

Step inside and you'II be greeted by a bright and spacious entryway that leads to a cozy living room, complete with stylish laminate flooring and large windows that flood the space with natural light. Just off the living room, you'll find a functional kitchen with crisp white cabinetry, practical laminate countertops, and an adjacent dining area with sliding doors that open to a sunny side deck – perfect for morning coffee or evening BBQs.

The main floor features two generously sized bedrooms and a well-appointed 4-piece bathroom. Downstairs, the partially developed basement offers even more potential with a finished 3-piece bathroom and room to create the space of your dreams – a home office, rec room, or guest suite!

Situated on a beautifully fenced lot, this property provides both privacy and space for outdoor enjoyment. With schools, parks, and major bus routes just minutes away, this location combines convenience with charm.

Don't miss out on this affordable





opportunity in one of Timberlea's most desirable areas. Call today to book your private showing!

#### Built in 2005

### **Essential Information**

MLS® # A2217288 Price \$259,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 849

Acres 0.10 Year Built 2005

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address #43, 101 Paish Place

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0A1

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Stall

### Interior

Interior Features Open Floorplan, Storage, Vaulted Ceiling(s)

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Features Other

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood

Foundation Poured Concrete

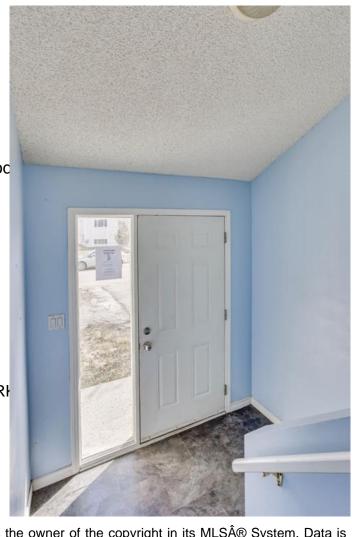
## **Additional Information**

Date Listed May 1st, 2025

Days on Market 117
Zoning R1S

# **Listing Details**

Listing Office ROYAL LEPAGE BENCHMAR



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