

# **\$399,900 - 45, 101 Paish Place, Fort McMurray**

MLS® #A2210136

**\$399,900**

4 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

**IMMEDIATE POSSESSION! QUICK ACCESS TO CONFEDERATION WAY!** Introducing 45-101 Paish Place, located in **TIMBERLEA** and sitting on a spacious 4,300+ sq ft lot! This is the **MOVE-IN READY, AFFORDABLE** home youâ€™ve been waiting for! As you pull up, youâ€™ll notice the **LONG DRIVEWAY** that can accommodate 4 **VEHICLES**. Inside youâ€™ll be welcomed by beautiful **RICH BROWN FLOORING** throughout the home, installed just a few years ago. Now letâ€™s talk about the **RENOVATED KITCHEN!** It features **WHITE UPPER AND LOWER CABINETS, QUARTZ COUNTERTOPS, a stunning MOSAIC BACKSPLASH TILE, STAINLESS STEEL APPLIANCES, and a LARGE contrasting ISLAND with an UNDERMOUNT SINK!** Thereâ€™s room for **THREE bar stools** making the island perfect for use as a **BREAKFAST BAR**. The main floor offers an **OPEN-CONCEPT LAYOUT** ideal for everyday living and entertaining. **NATURAL LIGHT** floods the home, thanks to the **LARGE WINDOWS** on almost every wall. A **PATIO DOOR** on the main floor leads to a **SPACIOUS DECK** perfect for **BBQ nights or relaxing, slow mornings**. You'll find **THREE generous bedrooms** on the main floor along with a **FULL BATHROOM** featuring a tub/shower combo. The **RENOVATED BASEMENT** includes a **BRIGHT, OVERSIZED REC ROOM, a LARGE bedroom, and ANOTHER FULL BATHROOM** with a tub/shower combo. There is also a **DEDICATED LAUNDRY AREA** in the



basement for added convenience. The BACKYARD is also SPACIOUS and the SHED is 14x14 and has ELECTRICITY! PRACTICAL EXTRAS include a NEW HOT WATER TANK and NO CARPET throughout the home. Enjoy an extremely low condo fee of only \$121.67/month! SELLER IS OFFERING TO PAY FOR ONE YEAR OF CONDO FEES! They also mentioned that the fees have only increased by \$20 over the seven years they've owned the home. The fees cover PRIVATE SNOW AND GARBAGE REMOVAL, much better than the city's service since they'll take anything you leave at the end of the driveway. No limits! Saves you trips to the dump! Don't miss this incredible opportunity to own an AFFORDABLE, MODERN home in TIMBERLEA, WALKING DISTANCE to schools, shopping, bus route and more! Schedule your tour today!

Built in 2005

### **Essential Information**

MLS® #	A2210136
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	931
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	45, 101 Paish Place
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A1

### Amenities

Amenities	None
Parking Spaces	4
Parking	None

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Suspended Ceiling
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	28
Zoning	R1S

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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