

# \$399,900 - 228 Paris Crescent, Fort McMurray

MLS® #A2224394

**\$399,900**

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 there'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 you'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	\$399,900
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	62
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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