

# \$629,900 - 111 Paulin Bay, Fort McMurray

MLS® #A2234089

**\$629,900**

4 Bedroom, 4.00 Bathroom, 2,096 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

Family-Friendly Living in a Quiet Cul-De-Sac  
â€“ Welcome Home! Tucked away on a quiet cul-de-sac just steps from Stone Creek shopping plaza and the greenbelt, this thoughtfully designed Alves-built home is perfect for growing families seeking both comfort and convenience. Step inside to a welcoming grand foyer with soaring ceilings, setting the tone for the spacious, flexible layout. The front flex room is ready to become whatever your family needsâ€”playroom, dining area, or creative zone. Need a quiet workspace? Youâ€™ll love the main floor office, plus the added perk of main floor laundry for everyday ease. At the heart of the home is a chefâ€™s kitchen, complete with rich ceiling-height cabinetry, quartz countertops with matching slab backsplash, stainless steel appliances, and a gas line to the stove. Durable LVP flooring runs throughout the main floor, making cleanup a breeze for busy families. Upstairs, youâ€™ll find two spacious kidsâ€™ bedrooms and an incredible primary suite with its own sitting area, fireplace, walk-in closet, and a 5PC ensuiteâ€”your own private retreat. The fully finished basement is built for family fun and functionality, featuring laminate flooring, a cozy family room with surround sound, a 4th bedroom with blackout blinds (perfect for shift workers or teens), and a playroom tucked behind double doors. Outside, youâ€™ll love the extra-long driveway for RV parking, and a swinging gate that opens to a massive 12'7" x



32' side storage areaâ€”perfect for your boat, trailer, or quads. The backyard oasis offers mature trees for privacy, a raised deck, and a ground-level stamped concrete patioâ€”ideal for BBQs, playtime, or relaxing evenings. Bonus features include: central A/C, water softener and motorized blinds for high windows. This isnâ€™t just a houseâ€”itâ€™s a place to grow, play, and make memories for years to come. Schedule your private showing today and see what family life can look like here!

Built in 2006

**Essential Information**

MLS® #	A2234089
Price	\$629,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,096
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	111 Paulin Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A9

**Amenities**

Parking Spaces	5
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Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	23
Zoning	R1

### Listing Details

Listing Office	RE/MAX Connect
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