

# \$249,900 - #43, 101 Paish Place, Fort McMurray

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MLS® #A2254707

**\$249,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to #43, 101 Paish Place â€” 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 youâ€™ll 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 â€” 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 â€” 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.

Donâ€™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® #         | A2254707    |
| Price          | \$249,900   |
| 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             |
| <b>Exterior</b>   |                              |
| Exterior Features | Other                        |
| Lot Description   | Back Yard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Vinyl Siding, Wood |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | R1S                 |

**Listing Details**

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



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