\$369,000 - 228 Paris Crescent, Fort McMurray

MLS® #A2224394

\$369,000

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 \$369,000

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 Parkade, Alley Access, Off Street, On Street, Owned, Paved, Parking

Pad

Interior

Interior Features Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s),

Vinyl Windows

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, Lawn, Front Yard, Low Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 24th, 2025

Days on Market 163
Zoning R1S

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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