

# \$449,900 - 370 Parsons Creek Drive, Fort McMurray

MLS® #A2257081

**\$449,900**

5 Bedroom, 4.00 Bathroom, 1,402 sqft  
Residential on 0.08 Acres

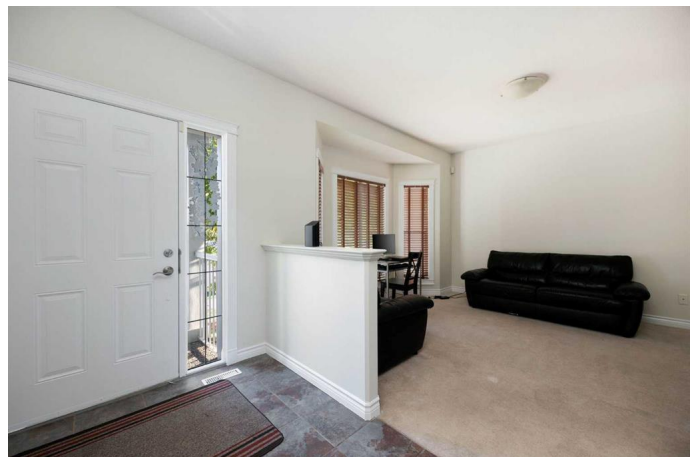
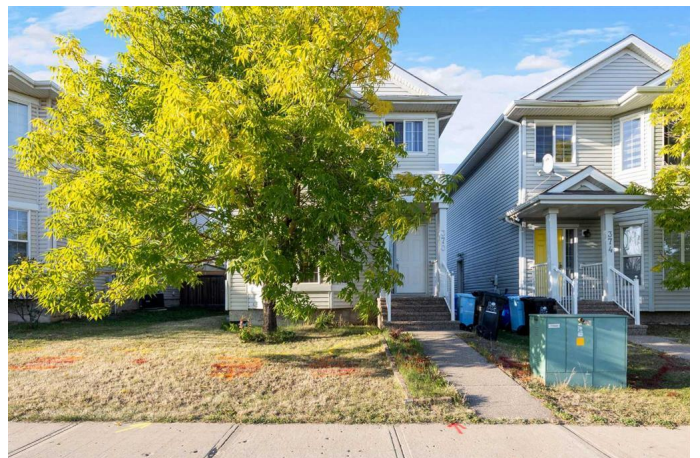
Timberlea, Fort McMurray, Alberta

**GREAT STARTER HOME FOR FIRST-TIME BUYERS OR A SMART INVESTMENT OPPORTUNITY!** This fantastic 5-bedroom, 3.5-bathroom 2-storey home offers space, convenience, and value in the heart of Timberlea. Freshly painted throughout and meticulously maintained, it's move-in ready for your family.

The main floor features a cozy living room with a large bay window, a bright and spacious kitchen with stainless steel appliances, corner pantry, and garden doors leading to a deck and landscaped backyard. Upstairs, the primary bedroom includes his and her closets and a 3-piece ensuite. Two additional bedrooms and a full bath complete the upper level.

The fully developed basement offers 2 more bedrooms, a full bathroom, and extra living space—perfect for guests, teenagers, or rental potential. Outside, enjoy the 14x11 deck, partial fencing, and rear lane access with room to add a future garage.

**LOCATION IS EVERYTHING:** This home sits across from Cole McTavish and is surrounded by some of the best schools in Timberlea. Bus stops, shopping, Confederation Way, and Highway 63 are all just minutes away—perfect for both families and commuters.



ACT FAST—homes like this don't last long! Call today to book your private showing.

Built in 2006

### Essential Information

MLS® #	A2257081
Price	\$449,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,402
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	370 Parsons Creek Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C8

### Amenities

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad, Rear Drive

### Interior

Interior Features	Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Other

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Barbecue
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 14th, 2025
Zoning	R1S

## Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.