

# \$405,000 - 45, 101 Paish Place, Fort McMurray

MLS® #A2210136

**\$405,000**

4 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

OPEN HOUSE: APRIL 12, 2025, Saturday, 12â€“2 PM! Introducing 45-101 Paish Place, located in TIMBERLEA and sitting on a spacious 4,300+ sq ft lot! This is the MOVE-IN READY, AFFORDABLE home youâ€™ve been waiting for! As you pull up, youâ€™ll notice the LONG DRIVEWAY that can accommodate 4 VEHICLES. Step inside and youâ€™ll be welcomed by beautiful RICH BROWN FLOORING throughout the home, installed just a few years ago. Now letâ€™s talk about the RENOVATED KITCHEN! It features WHITE UPPER AND LOWER CABINETS, QUARTZ COUNTERTOPS, a stunning MOSAIC BACKSPLASH TILE, STAINLESS STEEL APPLIANCES, and a LARGE contrasting ISLAND with an UNDERMOUNT SINK! Thereâ€™s room for THREE bar stools making the island perfect for use as a BREAKFAST BAR. The main floor offers an OPEN-CONCEPT LAYOUT ideal for everyday living and entertaining. NATURAL LIGHT floods the home, thanks to the LARGE WINDOWS on almost every wall. A PATIO DOOR on the main floor leads to a SPACIOUS DECK perfect for BBQ nights or relaxing, slow mornings. You'll find THREE generous bedrooms on the main floor along with a FULL BATHROOM featuring a tub/shower combo. The RENOVATED BASEMENT includes a BRIGHT, OVERSIZED REC ROOM, a LARGE bedroom, and ANOTHER FULL BATHROOM with a tub/shower combo. There is also a DEDICATED LAUNDRY AREA in the



basement for added convenience. The BACKYARD is also SPACIOUS and the SHED is 14x14 and has ELECTRICITY! PRACTICAL EXTRAS include a NEW HOT WATER TANK and NO CARPET throughout the home. Enjoy an extremely low condo fee of only \$121.67/month! Ready for IMMEDIATE POSSESSION! Don't miss this incredible opportunity to own an AFFORDABLE MODERN home in TIMBERLEA! Schedule your tour today!

Built in 2005

### Essential Information

MLS® #	A2210136
Price	\$405,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	931
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	45, 101 Paish Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A1

### Amenities

Amenities	None
Parking Spaces	4
Parking	None

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Suspended Ceiling
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	13
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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