

# \$299,900 - 232 Parry Crescent, Fort McMurray

MLS® #A2210076

**\$299,900**

4 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 232 Parry Crescent! A Home with Endless Potential. This promising property offers the ideal layout and price point for those looking to invest, live, or generate rental income. With a bit of vision, 232 Parry can easily be transformed into a refined and highly functional residence. Upon entry, you'll find a thoughtfully divided layout, featuring two separate living spaces – one on the main level and one in the fully developed basement – making this home a fantastic opportunity for multi-generational living or income potential. The main floor boasts a functional kitchen, a combined dining and living area, two well-sized bedrooms, and a full four-piece bathroom. A main-floor laundry adds to the practicality, while the upper-level deck opens onto a spacious backyard – perfect for relaxing, entertaining, or expanding outdoor living. Additional rear parking enhances overall convenience. Downstairs, the fully finished basement offers two additional bedrooms, a kitchenette, its own laundry facilities, and another full four-piece bathroom – a perfect setup for guest accommodations or separate living space. Situated in the heart of Timberlea, this home offers a prime location close to schools, parks, trails, and all essential amenities. With no condo fees and a price point under \$300,000, 232 Parry isn't just a hidden gem – it's a rare opportunity and a smart investment. Call today to schedule your private viewing – this one won't last long!



Built in 2006

### Essential Information

MLS® #	A2210076
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	232 Parry Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A4

### Amenities

Parking Spaces	2
Parking	Driveway, Gravel Driveway, None

### Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Front Yard, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	19
Zoning	R1S

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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