

# \$385,000 - 45, 101 Paish Place, Fort McMurray

MLS® #A2229951

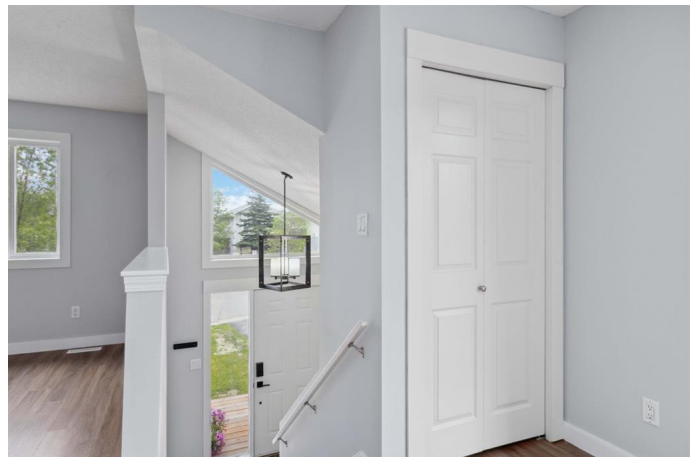
**\$385,000**

4 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

IMMEDIATE POSSESSION! NO-CARPET HOME! QUICK ACCESS TO CONFEDERATION WAY! Introducing 45-101 Paish Place, located in TIMBERLEA and sitting on a spacious 4,346 sq ft lot! This is the MOVE-IN READY, AFFORDABLE home youâ€™ve been waiting for! As you pull up, youâ€™ll notice the WIDE DRIVEWAY that can accommodate 4 VEHICLES. Inside 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 UNDER MOUNT 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! SELLER IS OFFERING TO PAY FOR ONE YEAR OF CONDO FEES! They also mentioned that the fees have only increased by \$20 over the seven years they've owned the home. The fees cover PRIVATE SNOW AND GARBAGE REMOVAL, much better than the city's service since they'll take anything you leave at the end of the driveway. No limits! Saves you trips to the dump! Don't miss this incredible opportunity to own an AFFORDABLE, MODERN home in TIMBERLEA, WALKING DISTANCE to schools, shopping, bus route and more! Schedule your tour today!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229951    |
| Price          | \$385,000   |
| 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        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                          |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                             |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Vinyl Siding                                                                                             |
| Foundation        | Poured Concrete                                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 8               |
| Zoning         | R1S             |

### Listing Details

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

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