

\$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 | 2 |
| Zoning | R1S |

Listing Details

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

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