

# \$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	7
Zoning	R1S

## Listing Details

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

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.