

# \$259,900 - #43, 101 Paish Place, Fort McMurray

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MLS® #A2217288

**\$259,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to #43, 101 Paish Place – a delightful bi-level home nestled in the well-established and family-friendly neighbourhood of Timberlea. Offering 849 sq ft of comfortable living space, this 2-bedroom, 2-bathroom gem is perfect for first-time buyers, downsizers, or savvy investors.

Step inside and you™ll be greeted by a bright and spacious entryway that leads to a cozy living room, complete with stylish laminate flooring and large windows that flood the space with natural light. Just off the living room, you'll find a functional kitchen with crisp white cabinetry, practical laminate countertops, and an adjacent dining area with sliding doors that open to a sunny side deck – perfect for morning coffee or evening BBQs.

The main floor features two generously sized bedrooms and a well-appointed 4-piece bathroom. Downstairs, the partially developed basement offers even more potential with a finished 3-piece bathroom and room to create the space of your dreams – a home office, rec room, or guest suite!

Situated on a beautifully fenced lot, this property provides both privacy and space for outdoor enjoyment. With schools, parks, and major bus routes just minutes away, this location combines convenience with charm.

Don™t miss out on this affordable



opportunity in one of Timberlea's most desirable areas. Call today to book your private showing!

Built in 2005

### Essential Information

MLS® #	A2217288
Price	\$259,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	#43, 101 Paish Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A1

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Unfinished
<b>Exterior</b>	
Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	117
Zoning	R1S

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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