



**GRASSROOTS**  
REALTY GROUP

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**208 Paulson Street  
Fort McMurray, Alberta**

**MLS # A2235737**



**\$549,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, microwave, central air unit, washer, dryer

Step Into Style, Comfort & Convenience. Welcome to a beautifully crafted home that seamlessly blends timeless elegance with everyday practicality. Boasting 5 spacious bedrooms, 3 full bathrooms, and a fully finished basement with luxurious in-floor heating, this residence offers exceptional comfort across every level. With the bonus of central air conditioning, you'll stay cool and comfortable year-round. Main Living Area • From the moment you enter, you're greeted by a bright, open-concept layout and a generous foyer that sets the tone for the rest of the home. • The expansive living and dining area is anchored by a cozy gas fireplace, perfect for gathering with family or entertaining guests. • The chef-inspired kitchen features a large center island, a walk-in pantry, and abundant cabinetry. There's plenty of space for casual dining, and direct access to two decks makes indoor-outdoor living a breeze. • Step outside to enjoy a fully landscaped and fenced backyard, ideal for summer barbecues, gardening, or simply relaxing. Main Floor Retreat • The primary suite is a true sanctuary, generously sized to accommodate a king bed and additional furniture. It includes a large walk-in closet with shelving and storage solutions. • The spa-like ensuite features a deep soaker tub, a glass-enclosed shower, and a wide vanity with ample counter space and cabinetry. • Rich wood flooring flows throughout the main level, adding warmth and sophistication. • A second spacious bedroom on the main floor offers flexibility—perfect as a guest room, home office, or nursery—with large windows and a roomy closet. Lower-Level Luxury • The fully finished basement mirrors the upper level in brightness and style, enhanced by a stunning stone feature wall that adds character and charm. • Enjoy a large family room, ideal for

movie nights or game days, plus three additional bedrooms and a full bathroom—perfect for growing families or hosting guests.

- In-floor heating ensures cozy comfort during the colder months. Additionally A heated double garage with built-in shelving provides ample storage and workspace. Ideally located near schools, public transit, parks, and everyday amenities—this home is truly move-in ready. All that’s missing is you. Come see it for yourself and fall in love!