



**GRASSROOTS**  
REALTY GROUP

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**#43, 101 Paish Place  
Fort McMurray, Alberta**

**MLS # A2254707**



**\$249,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 122
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** As is where is at the time of possession

Welcome to #43, 101 Paish Place &ndash; 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&rsquo;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 &ndash; 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 &ndash; 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&rsquo;t miss out on this affordable opportunity in one of Timberlea&rsquo;s most desirable areas. Call today to book your private showing!