



GRASSROOTS
REALTY GROUP

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**370 Parsons Creek Drive
Fort McMurray, Alberta**

MLS # A2257081



\$449,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Parking Pad, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

GREAT STARTER HOME FOR FIRST-TIME BUYERS OR A SMART INVESTMENT OPPORTUNITY! This fantastic 5-bedroom, 3.5-bathroom 2-storey home offers space, convenience, and value in the heart of Timberlea. Freshly painted throughout and meticulously maintained, it's move-in ready for your family. The main floor features a cozy living room with a large bay window, a bright and spacious kitchen with stainless steel appliances, corner pantry, and garden doors leading to a deck and landscaped backyard. Upstairs, the primary bedroom includes his and her closets and a 3-piece ensuite. Two additional bedrooms and a full bath complete the upper level. The fully developed basement offers 2 more bedrooms, a full bathroom, and extra living space—perfect for guests, teenagers, or rental potential. Outside, enjoy the 14x11 deck, partial fencing, and rear lane access with room to add a future garage. LOCATION IS EVERYTHING: This home sits across from E. Cole McTavish and is surrounded by some of the best schools in Timberlea. Bus stops, shopping, Confederation Way, and Highway 63 are all just minutes away—perfect for both families and commuters. ACT FAST—homes like this don't last long! Call today to book your private showing.