



GRASSROOTS
REALTY GROUP

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**153 Paris Crescent
Fort McMurray, Alberta**

MLS # A2260547



\$520,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,424 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer dryer, all window coverings, garage door opener & remote

Welcome to 153 Paris Crescent! This spacious bi-level is perfectly situated with only one neighbour and beautiful walking trails along the side and back of the property—privacy and convenience combined. Inside, you’ll find a fully developed layout with 5 bedrooms and 3 full bathrooms, ideal for families of all sizes. The home has been well cared for and thoughtfully updated: new furnace, hot water tank, and A/C (2024), new shingles, siding, and soffit (2017), plus a renovated ensuite bathroom. The main floor features an open-concept design with hardwood, laminate, and tile flooring, vaulted ceilings, a cozy gas fireplace, and an updated kitchen with quartz countertops, stainless steel appliances, and modern backsplash. The primary suite features a walk-in closet and a refreshed ensuite showcasing new flooring, vanity, and a stunning tiled walk-in shower. The basement adds even more living space with 3 bedrooms, a full bathroom with dual sinks, and a large family room—perfect for kids, guests, or entertaining. Best of all this home is located within short walking distance to both elementary and high schools. With its prime location, modern upgrades, and space for the whole family, 153 Paris Crescent is a home you won’t want to miss!