



**GRASSROOTS**  
REALTY GROUP

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**209 Parry Crescent  
Fort McMurray, Alberta**

**MLS # A2279488**



**\$579,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,840 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Central Air Conditioner, Garage Heater, Dishwasher, Microwave, Refrigerator, Stove, Washer, Dryer		

This Timberlea home is one of those places that just feels right the moment you walk in. Bright, welcoming, and thoughtfully cared for, it offers space to grow, gather, and settle in comfortably. The main floor is open and airy, with updated flooring, fresh paint throughout, and a beautiful kitchen that anchors the space. Cabinets have been resurfaced, the island is generous, and everything flows easily into the dining and living areas—perfect for everyday life and entertaining. Large windows let the natural light pour in, and air conditioning keeps things comfortable year-round. Upstairs, you’ll find three well-sized bedrooms and a bonus room that works just as well for family movie nights as it does for a play space or home office. Downstairs is fully developed with an additional bedroom, rec room, and office—ideal for guests, teens, or working from home. New carpet was just installed on the stairs in 2026, adding a fresh finishing touch. Outside, the yard is low-maintenance and well cared for, with healthy grass and a brand-new back deck completed in 2025—ready for summer evenings and weekend barbecues. The home is wired for a hot tub, and the heated garage includes a convenient man door. In recent years, this home has seen thoughtful updates including new flooring and trim on the main and upper levels, fresh paint throughout, resurfaced cabinets, a new hot water tank in 2025, Google Nest thermostat and fire alarms, and more. A warm, move-in-ready home in a great Timberlea location, this one has been lovingly maintained and it shows.