



**216 Parry Crescent
Fort McMurray, Alberta**

MLS # A2291822



\$414,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	936 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Sump Pump(s)		

Inclusions: N/A

Welcome to 216 Parry Crescent in Timberlea — a fantastic bi-level home offering just over 900 sq ft of comfortable living space in a great family-friendly neighborhood. This well-maintained home features four bedrooms, with three located on the main floor and one additional bedroom downstairs, making it ideal for families, guests, or a home office. The main level offers a cozy living room with an open feel that flows nicely into the kitchen, creating a comfortable space for everyday living. Step outside from the kitchen to the side deck, perfect for enjoying morning coffee or summer evenings. Downstairs you'll find a massive recreation room that's perfect for entertaining, complete with a built-in bar area. The lower level also features basement laundry and a fully renovated bathroom with a modern shower. Outside, the property offers a detached rear garage measuring approximately 17'6" x 19'5", plus additional parking beside the garage, giving you plenty of space for vehicles, toys, or guests. Located in the heart of Timberlea, close to schools, parks, shopping, and amenities, this home offers excellent value and versatility. Message today to book your personal showing.