

\$299,900 - 232 Parry Crescent, Fort McMurray

MLS® #A2210076

\$299,900

4 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 232 Parry Crescent! A Home with Endless Potential. This promising property offers the ideal layout and price point for those looking to invest, live, or generate rental income. With a bit of vision, 232 Parry can easily be transformed into a refined and highly functional residence. Upon entry, you'll find a thoughtfully divided layout, featuring two separate living spaces – one on the main level and one in the fully developed basement – making this home a fantastic opportunity for multi-generational living or income potential. The main floor boasts a functional kitchen, a combined dining and living area, two well-sized bedrooms, and a full four-piece bathroom. A main-floor laundry adds to the practicality, while the upper-level deck opens onto a spacious backyard – perfect for relaxing, entertaining, or expanding outdoor living. Additional rear parking enhances overall convenience. Downstairs, the fully finished basement offers two additional bedrooms, a kitchenette, its own laundry facilities, and another full four-piece bathroom – a perfect setup for guest accommodations or separate living space. Situated in the heart of Timberlea, this home offers a prime location close to schools, parks, trails, and all essential amenities. With no condo fees and a price point under \$300,000, 232 Parry isn't just a hidden gem – it's a rare opportunity and a smart investment. Call today to schedule your private viewing – this one won't last long!



Built in 2006

Essential Information

MLS® #	A2210076
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	232 Parry Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A4

Amenities

Parking Spaces	2
Parking	Driveway, Gravel Driveway, None

Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Front Yard, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	20
Zoning	R1S

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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