

# \$549,900 - 208 Paulson Street, Fort McMurray

MLS® #A2235737

## \$549,900

5 Bedroom, 3.00 Bathroom, 1,424 sqft  
Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Step Into Style, Comfort & Convenience. Welcome to a beautifully crafted home that seamlessly blends timeless elegance with everyday practicality. Boasting 5 spacious bedrooms, 3 full bathrooms, and a fully finished basement with luxurious in-floor heating, this residence offers exceptional comfort across every level. With the bonus of central air conditioning, youâ€™™ll stay cool and comfortable year-round.

### Main Living Area

â€¢ From the moment you enter, you're greeted by a bright, open-concept layout and a generous foyer that sets the tone for the rest of the home.

â€¢ The expansive living and dining area is anchored by a cozy gas fireplace, perfect for gathering with family or entertaining guests.

â€¢ The chef-inspired kitchen features a large center island, a walk-in pantry, and abundant cabinetry. There's plenty of space for casual dining, and direct access to two decks makes indoor-outdoor living a breeze.

â€¢ Step outside to enjoy a fully landscaped and fenced backyard, ideal for summer barbecues, gardening, or simply relaxing.

### Main Floor Retreat

â€¢ The primary suite is a true sanctuary, generously sized to accommodate a king bed and additional furniture. It includes a large walk-in closet with shelving and storage solutions.

â€¢ The spa-like ensuite features a deep soaker tub, a glass-enclosed shower, and a



wide vanity with ample counter space and cabinetry.

â€¢ Rich wood flooring flows throughout the main level, adding warmth and sophistication.

â€¢ A second spacious bedroom on the main floor offers flexibilityâ€”perfect as a guest room, home office, or nurseryâ€”with large windows and a roomy closet.

Lower-Level Luxury

â€¢ The fully finished basement mirrors the upper level in brightness and style, enhanced by a stunning stone feature wall that adds character and charm.

â€¢ Enjoy a large family room, ideal for movie nights or game days, plus three additional bedrooms and a full bathroomâ€”perfect for growing families or hosting guests.

â€¢ In-floor heating ensures cozy comfort during the colder months.

Additionally

A heated double garage with built-in shelving provides ample storage and workspace.

Ideally located near schools, public transit, parks, and everyday amenitiesâ€”this home is truly move-in ready. All thatâ€™s missing is you. Come see it for yourself and fall in love!

Built in 2006

Essential Information

MLS® #	A2235737
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status Active

### Community Information

Address 208 Paulson Street  
Subdivision Timberlea  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K0B2

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s)  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer  
Heating In Floor, Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Yard, Landscaped, See Remarks  
Roof Asphalt Shingle  
Construction Vinyl Siding, See Remarks  
Foundation Poured Concrete

### Additional Information

Date Listed June 30th, 2025  
Days on Market 46  
Zoning R1

# Listing Details

Listing Office                      RE/MAX Connect

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