

# \$509,900 - 248 Paulson Street, Fort McMurray

MLS® #A2244974

**\$509,900**

5 Bedroom, 4.00 Bathroom, 1,675 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Spacious 5-Bedroom 2-Storey with Separate Entrance Basement Suite in Timberlea!

Welcome to this stunning 2-storey single-family home that perfectly combines modern comfort, functionality, and curb appeal. Featuring 5 bedrooms and 3.5 bathrooms, this property is a dream for families looking for space or those seeking mortgage-helper potential. The fully developed basement includes a separate entrance, kitchenette, 2 bedrooms, full bathroom, and a generous living area, making it ideal for extended family, guests, or generating rental income.

From the moment you arrive, youâ€™ll appreciate the inviting exterior and convenient location, just minutes from Stonecreek Village, scenic walking trails, neighborhood parks, and public transit stops. Step inside to a bright, open-concept main floor featuring a large living room with a cozy fireplaceâ€”the perfect spot for relaxing or entertaining. The dining nook flows seamlessly to the backyard, creating a comfortable transition to outdoor living. Recent upgrades include a new fridge, dishwasher, microwave, updated flooring, and fresh paint, ensuring the home feels modern and move-in ready.

Upstairs, the primary suite offers a spacious bedroom, private ensuite, and ample closet space, providing a peaceful retreat. Two



additional bedrooms and a full bathroom complete the upper level, giving your family room to grow.

The yard is fully fenced, offering privacy and security for kids, pets, or gatherings. A rare back-alley access provides extra convenience and potential for additional parking or future flexibility. Combined with the double attached garage and 3-car driveway, this property easily accommodates multiple vehicles and family needs.

With its functional layout, versatile basement suite, and outdoor space designed for privacy and enjoyment, this Timberlea gem is a must-see for families and investors alike. Book your private showing today and experience everything this home has to offer!

Built in 2007

**Essential Information**

MLS® #	A2244974
Price	\$509,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,675
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	248 Paulson Street
Subdivision	Timberlea

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0B2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office	EXP REALTY
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