

**111 Paulin Bay
Fort McMurray, Alberta**

MLS # A2234089



\$629,900

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|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,096 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Cul-De-Sac, Landscaped, Lawn | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, central ac, alarm (to be assumed \$54/month), garage door opener & 2 remotes, wood rack in side yard, garage shelving

Family-Friendly Living in a Quiet Cul-De-Sac – Welcome Home! Tucked away on a quiet cul-de-sac just steps from Stone Creek shopping plaza and the greenbelt, this thoughtfully designed Alves-built home is perfect for growing families seeking both comfort and convenience. Step inside to a welcoming grand foyer with soaring ceilings, setting the tone for the spacious, flexible layout. The front flex room is ready to become whatever your family needs—playroom, dining area, or creative zone. Need a quiet workspace? You’ll love the main floor office, plus the added perk of main floor laundry for everyday ease. At the heart of the home is a chef’s kitchen, complete with rich ceiling-height cabinetry, quartz countertops with matching slab backsplash, stainless steel appliances, and a gas line to the stove. Durable LVP flooring runs throughout the main floor, making cleanup a breeze for busy families. Upstairs, you’ll find two spacious kids’ bedrooms and an incredible primary suite with its own sitting area, fireplace, walk-in closet, and a 5PC ensuite—your own private retreat. The fully finished basement is built for family fun and functionality, featuring laminate flooring, a cozy family room with surround sound, a 4th bedroom with blackout blinds (perfect for shift workers or teens), and a playroom tucked behind double doors. Outside, you’ll love the extra-long driveway for RV parking, and a swinging gate that opens to a massive 12'7" x 32' side storage area—perfect for your boat, trailer, or quads. The backyard oasis offers mature trees for privacy, a raised deck, and a ground-level stamped concrete patio—ideal for BBQs, playtime, or relaxing evenings. Bonus features include: central A/C, water softener and motorized blinds for high windows. This isn’t just a house—it’s a place to

grow, play, and make memories for years to come. Schedule your private showing today and see what family life can look like here!