

\$629,900 - 111 Paulin Bay, Fort McMurray

MLS® #A2234089

\$629,900

4 Bedroom, 4.00 Bathroom, 2,096 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

Family-Friendly Living in a Quiet Cul-De-Sac
â€“ 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 needsâ€”playroom, dining area, or creative zone. Need a quiet workspace? Youâ€™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 chefâ€™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, youâ€™ll find two spacious kidsâ€™ bedrooms and an incredible primary suite with its own sitting area, fireplace, walk-in closet, and a 5PC ensuiteâ€”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, youâ€™ll love the extra-long driveway for RV parking, and a swinging gate that opens to a massive 12'7" x



32' side storage areaâ€”perfect for your boat, trailer, or quads. The backyard oasis offers mature trees for privacy, a raised deck, and a ground-level stamped concrete patioâ€”ideal for BBQs, playtime, or relaxing evenings. Bonus features include: central A/C, water softener and motorized blinds for high windows. This isnâ€™t just a houseâ€”itâ€™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!

Built in 2006

Essential Information

MLS® #	A2234089
Price	\$629,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,096
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	111 Paulin Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A9

Amenities

Parking Spaces	5
----------------	---

Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	9
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.