

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

MLS® #A2244974

\$509,900

5 Bedroom, 4.00 Bathroom, 1,675 sqft

Residential on 0.12 Acres

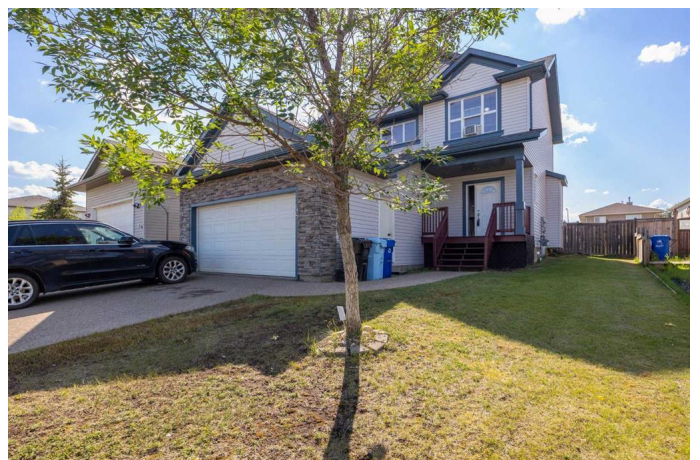
Timberlea, Fort McMurray, Alberta

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	3
Zoning	R1

Listing Details

Listing Office	EXP REALTY
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