



212 Paulson Street Fort McMurray Alberta

\$599,900

Welcome to my new listing at 212 Paulson street, the location of this property is second to none, close to schools shopping and the bus route. This fully developed single family home is perfect for the growing family with 5 bedrooms 4 bathrooms. As you come up the walk you will notice the maintenance free exterior, except for the exposed aggregate driveway which should have a fresh coat of topical sealer at least 2 times a year! As you enter through the front door you are greeted by a nice sized entry way with coat closet and garage access as well. To the right you have a sitting area with formal dinning room with California knock down ceiling. To the left you have an office or flex room which could be used as a playroom for the kids or fitness room for dad, that's your call. To the back of the home, it features an open concept eat-in kitchen and living room. The Kitchen has stainless steel appliances with gas stove, walk in pantry with MDF boarding, island and lots of cup board and countertop space. From the kitchen there is access to the back deck the perfect place to get together with family and friends for Sunday BBQS. The back yard also features a stone fire pit, raised garden beds a vinal shed and a hammock the perfect place to relax after the yard work is complete. The adjacent living room has a gas burning fireplace the perfect place to relax and keep warm on those chilly Winter nights ahead finished with hard wood flooring. Up stairs we go to the second level where we have 3 good size bedrooms there is a 4 pc bathroom with rain shower with built in cabinet above the toilet for all the things. The master bedroom has yet another gas burning fire place a ensuite with jetted tub, stand up shower and a private water closet. It also has his and her closets with an additional custom closet system with built-in custom wardrobe. There is a ceiling fan to keep the a...

4pc Bathroom Measurements not available

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Bedroom 10.75 Ft x 13.00 Ft

Bedroom 10.83 Ft x 12.33 Ft

Other 10.25 Ft x 9.17 Ft

Primary Bedroom 12.83 Ft x 14.25 Ft

Laundry room 8.08 Ft x 10.67 Ft

Recreational, Games room 19.25 Ft x 14.58 Ft

Breakfast 9.33 Ft x 18.83 Ft

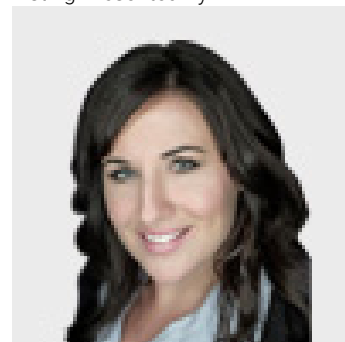
Dining room 13.00 Ft x 9.17 Ft

Family room 13.67 Ft x 15.42 Ft

Kitchen 8.00 Ft x 15.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE BENCHMARK

<http://www.gailbibeau.com/>

RE/MAX

RE/MAX Fort McMurray

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4pc Bathroom Measurements not available

Other 7.08 Ft x 5.00 Ft

Bedroom 10.25 Ft x 16.33 Ft

Bedroom 10.17 Ft x 12.08 Ft

Living room 10.83 Ft x 11.17 Ft

Office 8.83 Ft x 11.17 Ft

2pc Bathroom Measurements not available