



THE
A-TEAM

**RE/MAX
FIRST**

179 BEAR PAW Drive, Fort McMurray T9K 2R8

MLS®#: **A2114315**

Area: **Timberlea**

Listing Date: **03/14/24**

List Price: **\$310,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Lot Sz Ar:

2,723 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

1,281

Low Sqft:

Ttl Sqft:

1,281

DOM

65

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

**Back Yard,Low Maintenance Landscape,Standard Shaped Lot,Street Lighting
Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer

Int Feat:

Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`0"
Kitchen	Main	14`1" x 10`1"
4pc Bathroom	Second	9`2" x 4`10"
Bedroom	Second	9`8" x 12`7"
3pc Bathroom	Basement	7`7" x 5`4"
Furnace/Utility Room	Basement	4`11" x 6`0"

Room	Level	Dimensions
Dining Room	Main	9`1" x 10`4"
Living Room	Main	11`0" x 15`5"
Bedroom	Second	10`1" x 12`6"
Bedroom - Primary	Second	13`10" x 12`5"
Family Room	Basement	19`1" x 14`1"

Legal/Tax/Financial

Condo Fee:
\$382

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0320810**

Remarks

Pub Rmks:

Welcome to 179 Bear Paw Drive, a delightful semi-detached home located in a family-oriented community surrounded by parks, sports fields, and playgrounds. Boasting a range of features, including an attached garage, new shingles installed in 2019, and a fully fenced backyard, this home is ready to welcome its new owners in. Upon arrival, you'll find parking for two vehicles on the driveway, leading to the attached garage—a perfect space for additional storage or protecting your vehicle from the elements. Step inside to discover a bright and airy main living space with light coloured cabinets, a floating island, and white appliances, creating a welcoming atmosphere. The living room features a charming natural gas fireplace and a stylish feature wall, adding warmth and character to the space. A convenient two-piece bathroom is located in the hallway, while the dining room provides access to the backyard, where you can unwind under the covered back deck while your kids or pets enjoy the yard. Venture upstairs to find three generously sized bedrooms, each offering ample space for rest and relaxation. A four-piece bathroom serves the needs of the upper level residents. The lower level of the home houses the laundry and utility room, along with a spacious family room that offers versatility and could easily function as a fourth bedroom, complete with a rarely used three-piece bathroom. Whether utilized for sleeping, living, or playing, this flexible space caters to various needs. Equipped with central A/C and eagerly awaiting new owners, this lovely home can be yours before summer. Don't miss out—schedule a tour today and discover the charm and comfort of 179 Bear Paw Drive.

Inclusions:
Property Listed By:

GARAGE HEATER
The Agency North Central Alberta

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









