



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**157 BLACK BEAR Crescent, Fort McMurray T9K 2J5**

MLS®#: **A2117863**

Area: **Timberlea**

Listing Date: **03/26/24**

List Price: **\$369,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2000**

Lot Information

Lot Sz Ar:

**3,446 sqft**

Lot Shape:

**3446**

Finished Floor Area

Abv Sqft:

**1,076**

Low Sqft:

Ttl Sqft:

**1,076**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Landscaped  
Parking Pad**

DOM

**44**

Layout

Beds:

**3 (2 1 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile**

Parking

Ttl Park:

**3**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Gas Range,Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Bar,Granite Counters**

Utilities:

Room Information

Room

**Living Room**

**Dining Room**

**Bedroom - Primary**

**Office**

**Bedroom**

Level

**Suite**

**Main**

**Main**

**Basement**

**Basement**

Dimensions

**14`8" x 14`10"**

**9`1" x 4`6"**

**13`0" x 14`11"**

**6`5" x 7`11"**

**10`10" x 13`10"**

Room

**Kitchen**

**Bedroom**

**Game Room**

**Laundry**

**4pc Bathroom**

Level

**Main**

**Main**

**Basement**

**Basement**

**Main**

Dimensions

**11`9" x 14`10"**

**11`0" x 11`5"**

**24`7" x 14`9"**

**11`6" x 9`1"**

**4`11" x 11`3"**

4pc Bathroom	Basement	6`2" x 10`2"	Legal/Tax/Financial
Condo Fee: \$210		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>R1P</b>
Legal Desc:	0022772		Remarks
Pub Rmks:	<b>Welcome to this beautiful single-family home located in the heart of Timberlea. As you enter the home you are greeted by a spacious open concept living area. The good sized living room has a cozy gas burning fireplace the perfect place to relax after a long day at work and the adjacent kitchen has granite countertops, break fast bar, stainless steel appliances and a gas burning stove with two tone maple cabinets with ample cupboard and countertop Space. Adjacent to that is the dinning nook with a custom chair rail that adds a touch of class. The main level has 2 bedrooms and a 4-pc washroom. There has been new ceramic tile added to the kitchen floor and laminate added to the living room in 2024. Downstairs we go to the fully developed basement with an over sized rec room and another gas fireplace with custom ceramic hearth and mantle.1 bedroom and a 3 pc was room and the laundry room. As a bonus there is a built-in office for your convenience. There is a wet bar with a full-size second fridge and every family needs one of those during the holiday season or game night. New carpet was installed in 2024. The door off the kitchen leads to a fully fenced yard that backs on to the green space, the perfect place for the kids and pets to roam. There is a detached 14 X 16 heated Garage for extra storage or a man cave/She shed. And this property comes with A/C for those hot summer night to come. New hot water tank installed 2020</b>		
Inclusions: Property Listed By:	<b>N/A ROYAL LEPAGE BENCHMARK</b>		

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













