



THE
A-TEAM

**RE/MAX
FIRST**

211 BEAR PAW Drive, Fort McMurray T9K 2R8

MLS®#: **A2121786**

Area: **Timberlea**

Listing Date: **04/13/24**

List Price: **\$314,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,357

Year Built:

2004

Low Sqft:

Ttl Sqft:

1,357

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

34

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Standard Shaped Lot,Street Lighting
Driveway,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

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

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 8`0"	Dining Room	Main	8`1" x 10`0"
Kitchen	Main	10`11" x 10`0"	Living Room	Main	12`7" x 20`6"
4pc Bathroom	Second	7`10" x 5`0"	Bedroom	Second	9`3" x 12`2"
Bedroom	Second	9`4" x 12`2"	Bedroom - Primary	Second	15`1" x 15`9"
4pc Bathroom	Basement	7`8" x 5`0"	Bedroom	Basement	12`6" x 12`8"
Kitchen	Basement	8`2" x 3`9"	Game Room	Basement	18`3" x 10`1"
Furnace/Utility Room	Basement	6`6" x 8`11"			

Condo Fee:
\$382

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0320810**

Remarks

Pub Rmks: **Welcome to 211 Bear Paw Drive, located in the charming neighbourhood of Bear Ridge. This immaculate turnkey home presents the perfect opportunity for first-time buyers, investors or anyone looking for low maintenance home ownership. With a focus on pride of ownership, a fully fenced backyard featuring a gate for recreational storage, and a separate entry basement complete with a wet bar and laundry hookups, this home offers the ideal blend of comfort and convenience for stress-free and affordable homeownership. Upon arrival, you'll find parking space for two vehicles on the concrete driveway, with a welcoming blue painted door inviting you inside. Step into the bright living room with a cozy natural gas fireplace and modern paint colours. Adjacent to the living room is a convenient two-piece bathroom host to a new vanity, with laundry machines neatly tucked away inside. Towards the rear of the main level, discover the inviting eat-in kitchen, featuring light-coloured cabinets, a corner pantry, a floating island, and a perfectly sized dining area overlooking the back deck. The second level offers a private retreat with New Carpet and three bedrooms, including the surprisingly spacious primary bedroom boasting a walk-in closet and ample space for a king-size bed. The accompanying four-piece bathroom has matching finishes to the kitchen downstairs, contributing to the cohesive aesthetic throughout the home. What sets this home apart is the versatility of the lower level, accessible from both inside the home and through the back door. This space is ideal for accommodating long-term guests, renters, or extended family members, offering their own private entrance. Downstairs, plush carpeting covers the floors, leading to a spacious bedroom, a well-appointed four-piece bathroom, and a family room complete with a wet bar, upper and lower cabinets, and a full-size fridge. Additionally, a second laundry hookup is conveniently located in the basement, with space for stacked laundry in the utility room. Outside, the fully fenced backyard provides the perfect setting for outdoor gatherings on the large newer back deck (2020), complete with a convenient gas line for your BBQ. An insulated 8x10 shed offers additional storage space, while raised garden boxes add vibrancy to the yard during the growing season. This beautiful turnkey home awaits its new owners. Schedule your private tour today and discover comfortable and convenient living.**

Inclusions: **FRIDGE X2, SHED, COUCH AND LOVE SEAT IN THE BASEMENT.**

Property Listed By: **The Agency North Central Alberta**

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











