



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**278 BERENS Place, Fort McMurray T9K 2C7**

MLS®#: **A2127646**

Area: **Timberlea**

Listing Date: **05/02/24**

List Price: **\$419,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1985**

Lot Information

Lot Sz Ar:

**6,743 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,258**

Low Sqft:

Ttl Sqft:

**1,258**

DOM

**17**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard**

**Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Wood**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`7" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>6`7" x 8`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 11`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 12`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`3" x 13`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 13`8"</b>	<b>5pc Ensuite bath</b>	<b>Basement</b>	<b>9`8" x 5`7"</b>
<b>Other</b>	<b>Basement</b>	<b>9`5" x 10`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 13`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`7" x 10`0"</b>	<b>Family Room</b>	<b>Basement</b>	<b>13`0" x 20`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`5" x 8`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>13`3" x 11`0"</b>

Storage Bedroom	Basement Main	3`5" x 5`9" 10`8" x 10`4"	Furnace/Utility Room	Basement	13`5" x 5`8"
Legal/Tax/Financial					

Title: <b>Fee Simple</b>	Zoning: <b>R1</b>				
Legal Desc:	<b>8320288</b>	Remarks			

Pub Rmks:	<p><b>AMAZING VALUE!</b> Step into 278 Berens Place, nestled in the desirable ‘B’s’ of Timberlea, a great location for growing families. Conveniently close to bus routes, parks, and two elementary schools, this home and neighbor was built for family-friendly living. As you pull up, you'll immediately appreciate the expanded driveway, spacious enough for three vehicles side by side, or ample space for RV or boat parking—an absolute rarity! Step inside to discover a home that's undergone extensive renovations. Enter the inviting front living room, bathed in natural light from the large picture window, showcasing laminate flooring that's both chic and practical. Adjacent, the dining nook offer seamless access to the screened-in deck, perfect for keeping an eye on little ones at play. The updated kitchen boasts beautiful two-toned cabinets, a trendy subway tile backsplash, and brand-new hardware, along with brand new OTR microwave. Down the hallway, you'll find three main floor bedrooms. The newly renovated bathroom impresses with its stylish design and ample built-in storage, while the primary bedroom treats you to a private 3PC ensuite. But the surprises don’t end there! Venture downstairs to discover a basement that defies expectations, with large above-ground windows providing the space with an abundance of natural light and a cozy gas fireplace creating a warm and inviting atmosphere. This level is ingeniously designed to accommodate a nanny or in-laws, with one half featuring a fourth bedroom, laundry and family room and then down the hall you fine a second family room with a kitchenette, another bedroom with it’s own 4PC ensuite- the perfect retreat for guests or family members seeking their own space. Meticulously maintained and lovingly cared for, this renovated bi-level shines with pride of ownership. Recent updates include fresh paint, new trims, and doors throughout, along with shingles replaced just four years ago and main floor and basement bathrooms renovated mere months ago.And let's not forget the front attached garage, heated and equipped with water connections—a practical bonus for Canadian winters. With its blend of modern comfort, thoughtful design, and unbeatable location, 278 Berens Place is more than just a house—it's a place to call home for your growing family. Don't let this opportunity slip away!</p>				
Inclusions:	<p><b>White fridge Up, stove, dishwasher, microwave, washer/dryer, S/S Fridge in basement, entertainment stand and TV Wall mount, garage heater, nest thermostat, central a/c, all curtain rods</b></p>				
Property Listed By:	<b>RE/MAX FORT MCMURRAY</b>				

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

















