



THE
A-TEAM

**RE/MAX
FIRST**

185 BERENS Place, Fort McMurray T9K 2C5

MLS®#: **A2143212**

Area: **Timberlea**

Listing Date: **06/19/24**

List Price: **\$339,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$21k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1985**

Finished Floor Area
Abv Sqft: **1,504**
Low Sqft:
Ttl Sqft: **1,504**

Lot Information

Lot Sz Ar: **4,144 sqft**
Lot Shape:

DOM

89
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Other**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Other**
Int Feat: **See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|---------------|
| 2pc Bathroom | Main | 5`7" x 7`4" |
| Kitchen | Main | 13`4" x 14`2" |
| 4pc Bathroom | Second | 9`1" x 7`1" |
| Bedroom | Second | 13`3" x 10`4" |
| Bedroom - Primary | Second | 16`9" x 13`0" |
| Bedroom | Basement | 8`8" x 13`1" |
| Game Room | Basement | 17`5" x 10`3" |

| Room | Level | Dimensions |
|----------------------|----------|---------------|
| Dining Room | Main | 11`0" x 11`4" |
| Living Room | Main | 15`1" x 13`3" |
| 4pc Ensuite bath | Second | 9`1" x 8`11" |
| Bedroom | Second | 10`2" x 9`3" |
| 3pc Bathroom | Basement | 8`2" x 7`10" |
| Bedroom | Basement | 8`9" x 11`8" |
| Furnace/Utility Room | Basement | 8`1" x 6`5" |

Title:
Fee Simple
Legal Desc:

Zoning:
R2

8320288

Remarks

Pub Rmks: **It's all about location! This beautiful fully developed home backs onto a park & lake in Timberlea. Enjoy the views from your back yard or kick back & relax in one of the most tranquil & peaceful settings in our busy city. A fantastic location for the whole family to enjoy, the kids & pets will love it here! This 5 bedroom home offers a large country style kitchen, dining room area and a living room with a cozy fireplace. Upstairs host 3 bedrooms including a primary with an ensuite. Basement is near completion and just awaits the final touch. The big draw is that yard and backs onto green space/ pond. Come for a visit, stay for a lifetime.**

Inclusions:
Property Listed By: **As is, where is at time of possession
EXP REALTY**

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







