

135 BEAR PAW Drive, Fort McMurray T9K 2J6

MLS®#: **A2145036** Area: **Timberlea** Listing Date: **06/27/24** List Price: **\$319,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 16-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2001**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,283**
 Low Sqft:
 Ttl Sqft: **1,283**

DOM

81
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Landscaped,Standard Shaped Lot**
 Park Feat: **Gravel Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Hot Water,Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s)**
 Int Feat: **Built-in Features,Closet Organizers**
 Utilities: **Cable Available,Natural Gas Available,Garbage Collection,High Speed Internet Available,Phone Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`1" x 7`0"	Living Room	Main	22`5" x 12`8"
Dining Room	Main	6`4" x 8`6"	Kitchen	Main	12`8" x 10`1"
4pc Ensuite bath	Upper	6`7" x 7`1"	Bedroom - Primary	Upper	15`10" x 12`0"
4pc Bathroom	Upper	7`7" x 5`0"	Bedroom	Upper	12`3" x 9`4"
Bedroom	Upper	9`4" x 12`4"			

Legal/Tax/Financial

Condo Fee:
\$216

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0022772**

Remarks

Pub Rmks: **TONS OF RENOVATIONS ON THIS SINGLE FAMILY LOCATED IN THE HEART OF TIMBERLEA! Step inside the spacious 2storey home that offers a main floor with upgraded laminate floors, corner gas fireplace. The bright kitchen features a moveable island and dinning nook area and direct access to your large new composite wood deck and yard. Upstairs you have 3 great sized bedrooms, Master bedroom features a full ensuite. The full developed basement offers a family room, and your 4th bedroom. other upgrades in the home new hot water tank 2017, new central air conditioner in 2017,new sump pump 2017 new light fixtures, new kitchen faucet, new over the range microwave. This home is conveniently located n walking distance to transit, parks and trails, schools and more. Call today for your personal tour.**

Inclusions:
Property Listed By: **Fridge, stove, dishwasher, washer, dryer, window coverings
COLDWELL BANKER UNITED**

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