



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231 BEAR PAW Drive, Fort McMurray T9K 2R9**

MLS® #: **A2151728**

Area: **Timberlea**

Listing Date: **07/24/24**

List Price: **\$284,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Fort McMurray**  
Year Built: **2004**

Lot Information

Lot Sz Ar: **2,604 sqft**  
Lot Shape: **25.00X103.54**

Access:

Lot Feat: **Landscaped,Standard Shaped Lot**  
Park Feat: **Concrete Driveway,Insulated,Single Garage Attached**

DOM

**54**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Sewer**  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities: **Cable Available,Electricity Available,Natural Gas Available,Garbage Collection,Sewer Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 12`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 7`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 9`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`0" x 12`5"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`2" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`7" x 10`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`7" x 9`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`3" x 14`7"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`7" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$382**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R1P**

Legal Desc: **0320810**

Remarks

Pub Rmks: **Priced to sell. 3-bed, 3-bath with a fully finished basement and an attached garage. With new flooring upstairs and just finished being painted, your new home is ready for immediate possession. On the main level, you will find an open-concept living space that includes your large kitchen and a dining space. There is a half bath and direct access to the fully fenced backyard with a deck. Upstairs there are 3 huge bedrooms and a full bathroom as well. The basement has a full bath, an abundance of storage, a washer and dryer and an awesome family room that has been hard-wired for audio and visual. The location is perfect for those who enjoy sports as you are a moment away from the Syncrude Athletic Park, which has soccer pitches, baseball diamonds and a skating rink, not to mention a huge family park with a splash and play area as well. You will be within walking distance of public and site transportation, but not so close that you need to constantly be hearing it!**

Inclusions: **Fridge, stove, OTR microwave, dishwasher, washer and dryer**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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