



THE
A-TEAM

**RE/MAX
FIRST**

120 BERGERON Road, Fort McMurray T9K 2B7

MLS®#: **A2162645**

Area: **Timberlea**

Listing Date: **09/03/24**

List Price: **\$404,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 14-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1979**

Finished Floor Area
Abv Sqft: **1,315**
Low Sqft:
Ttl Sqft: **1,315**

Lot Information

Lot Sz Ar: **5,859 sqft**
Lot Shape:

DOM

109
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Split Level**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,Laminate Counters,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`7" x 6`1"
Kitchen	Main	12`3" x 12`10"
5pc Bathroom	Second	11`7" x 4`11"
Bedroom	Second	11`7" x 8`9"
Game Room	Basement	25`10" x 14`6"

Room	Level	Dimensions
Dining Room	Main	6`5" x 9`11"
Living Room	Main	16`4" x 15`5"
Bedroom	Second	9`3" x 12`1"
Bedroom - Primary	Second	15`3" x 13`6"
Furnace/Utility Room	Basement	13`10" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8320288

Zoning:
R1

Remarks

Pub Rmks:

Affordable Single Family! Large Fenced Lot! NEW Singles in 2019! Welcome to 120 Bergeron Road. This 1315 sq ft 3 bed, 1 & 1/2 bath 3 level split homes sits in the beautiful and established neighbourhood of Timberlea. The main level features an OPEN & BRIGHT living space with laminate floors and multiple windows that let in plenty of natural light. The gorgeous RENOVATED kitchen is complete with STAINLESS STEEL APPLIANCES, gas stove with range hood, white laminate counters, raised breakfast bar with quartz countertop, glass tile backsplash and a large corner pantry. The living room sits off the kitchen & dining area and has convenient sliding door access to the large backyard with large deck. The main floor also features an updated 2 piece bathroom. The upper level is complete with 3 spacious bedrooms with carpet flooring that includes a SPACIOUS primary bedroom with close access to a renovated 4 piece bathroom with dual vanity, shower/ tub with tile surround and ceramic tile floors. Head down to the basement where you will find a partially finished basement that can be utilized for storage or another large recreation space. This fully fenced yard is large and is perfect for the young family with pets or children. This home as ATTACHED SINGLE GARAGE that could make a perfect man cave or work space. This property is situated within walking distance to several schools and bus stops. Call now to schedule your private viewing!

Inclusions:
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







