



THE
A-TEAM

**RE/MAX
FIRST**

174 BARBER Drive, Fort McMurray T9K 1W8

MLS®#: **A2166094**

Area: **Timberlea**

Listing Date: **09/16/24**

List Price: **\$409,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

City/Town: **Fort McMurray**
Year Built: **1997**

Lot Information
Lot Sz Ar: **4,046 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Landscaped,Standard Shaped Lot**
Park Feat: **Double Garage Attached,Driveway**

Finished Floor Area
Abv Sqft: **1,522**
Low Sqft:
Ttl Sqft: **1,522**

DOM

3
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,Crown Molding,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`2" x 24`2"
2pc Bathroom	Main	4`8" x 6`11"
5pc Ensuite bath	Second	10`7" x 4`11"
Bedroom	Second	11`8" x 9`9"
Game Room	Basement	17`3" x 23`3"
Furnace/Utility Room	Basement	8`8" x 7`1"

Room	Level	Dimensions
Kitchen	Main	15`11" x 11`1"
Bedroom - Primary	Second	13`8" x 13`6"
Bedroom	Second	9`6" x 9`9"
4pc Bathroom	Second	5`1" x 8`1"
Bedroom	Basement	15`1" x 11`11"
Dining Room	Main	15`11" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

8521149

Remarks

Pub Rmks:

Welcome to 174 Barber Drive, an impressive 4-bedroom duplex located in the heart of Timberlea. From the moment you step inside, you're greeted by a spacious entryway that leads up to a dreamy, light-filled living room. The open concept design of the main floor creates an inviting and seamless flow throughout the space. The kitchen is an absolute delight, featuring crisp white cabinetry, updated quartz countertops and fixtures, a large eat-in kitchen island, stainless steel appliances, and a convenient corner pantry. It's designed perfectly for cooking and entertaining, with easy access to the dining area, and sliding glass doors that extend the living space out to a large deck. A 2-piece bathroom completes this level. Upstairs, you'll find 3 generously sized bedrooms. The primary bedroom boasts its own 4-piece ensuite, complete with a double vanity, a massive mirror, and modern upgrades. The 2 additional bedrooms share a 4-piece main bathroom. The basement features stunning vinyl plank flooring throughout and offers a spacious rec room with a cozy electric fireplace. An additional bedroom and a laundry room are also found on this level. Outside, the fully fenced backyard is a private oasis with mature crab apple trees—perfect for relaxation or outdoor dining. This property is also complete with a double attached garage and additional parking in the driveway. Additional upgrades include, quartz counters, updated bathrooms, new air conditioning, and new hot water on demand. Located in one of the city's most sought-after neighbourhoods, this home is close to schools, parks, ponds, shopping, walking trails, and a host of other amenities. This is truly an exceptional property that offers comfort, style, and convenience. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Inclusions:
Property Listed By:

**Refrigerator, Stove, Dishwasher, washer, Dryer, Garage Door Opener, and All Window Coverings.
ROYAL LEPAGE BENCHMARK**

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







