



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**233 BARBER Drive, Fort McMurray T9K 1Z3**

MLS®#: **A2168126**

Area: **Timberlea**

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

List Price: **\$534,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1996**

Finished Floor Area  
Abv Sqft: **1,461**  
Low Sqft:  
Ttl Sqft: **1,461**

Lot Information

Lot Sz Ar: **6,112 sqft**  
Lot Shape:

DOM

**23**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Standard Shaped Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`3"
Bedroom	Main	14`1" x 9`8"
Breakfast Nook	Main	9`0" x 12`8"
Kitchen	Main	8`11" x 10`10"
Bedroom - Primary	Main	13`4" x 16`7"
Bedroom	Basement	16`7" x 13`2"
Family Room	Basement	13`8" x 18`7"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 7`4"
Bedroom	Main	17`10" x 9`2"
Dining Room	Main	10`7" x 11`5"
Living Room	Main	14`5" x 17`2"
4pc Bathroom	Basement	5`0" x 7`3"
Bedroom	Basement	7`8" x 11`3"
Kitchen	Basement	7`7" x 10`1"

Laundry  
Furnace/Utility Room

Basement  
Basement

7' 8" x 8' 5"  
5' 10" x 7' 9"

Game Room

Basement

11' 2" x 19' 5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8521147**

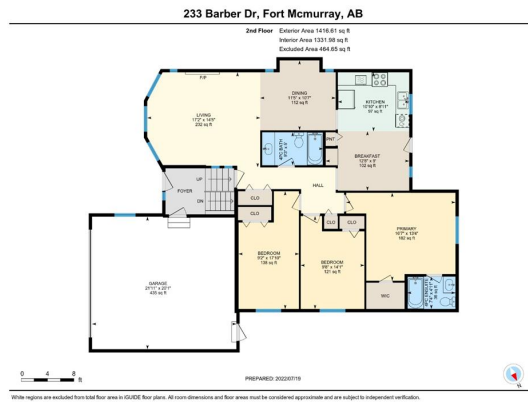
Remarks

Pub Rmks: **Welcome to the B's in Timberlea. One of the most sought after neighbourhood's north of the bridge. Where's the SINK? Check out the 360 tour, detailed floor plans and video. SEPARATE entrance to an illegal suite in the basement. Or you can use the second kitchen as an option. Newly painted upstairs. This home is so much bigger than you think looking at it from the street. Over 1400 sqft of living space upstairs and total 2634 sq ft. More than enough space for the whole family. When you enter the home you have your upstairs space separate from the basement. Upstairs has a separated space for living room & formal dining. The kitchen is eat in with upgraded quartz counter tops, pantry & desk nook. Primary bedroom also has quartz counter tops in the ensuite, walk in closet. The second and third bedrooms have lots of space for an office or nursery. The basement doesn't feel like you are in a basement with the large windows. The rec room also has another fire place. If you need a second kitchen, this home has it! There are two more bedrooms. One of which has a walk in closet. The back yard is an oasis. Fully landscaped and updated fence. The upper deck off the kitchen is a great spot to bbq too and has fresh paint. The fourth and fifth basement bedrooms have new carpet! Inclusions: Fridge x2, stove, microwave, dishwasher, washer, dryer, ceiling fan, central vac & attachments This could be the home for you! Say yes to this address! Plumbing has been just updated to pex piping. Furniture negotiable. Are you looking for a home to do nothing but move right in? This is it!**

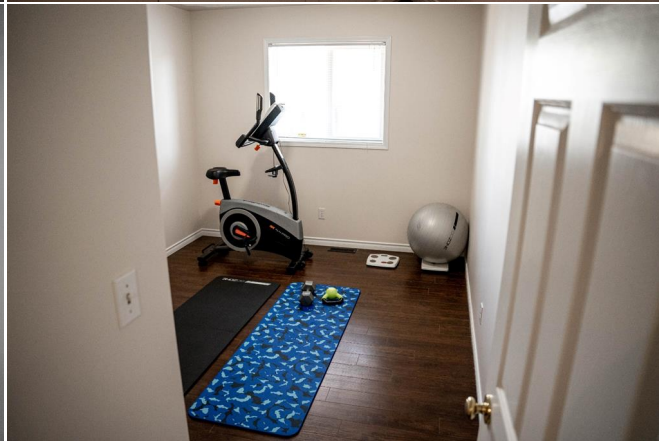
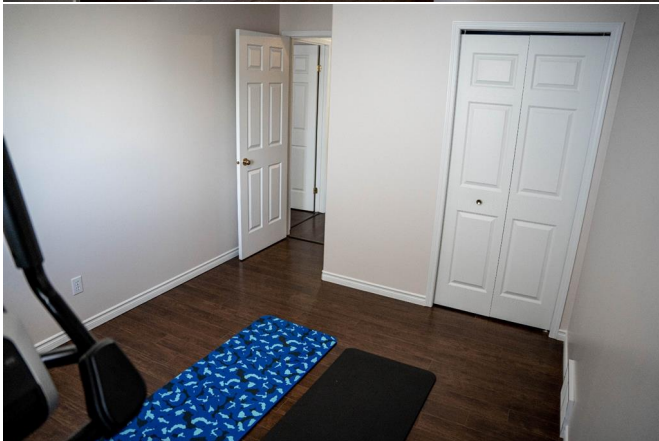
Inclusions: **Fridge x2, stove, microwave, dishwasher, washer, dryer, ceiling fan,**

Property Listed By: **RE/MAX FORT MCMURRAY**

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







233 Barber Dr, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1246.52 sq ft  
Interior Area 1227.78 sq ft  
Excluded Area 110.05 sq ft



PREPARED 20220719  
While regions are excluded from this floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





