



THE
A-TEAM

**RE/MAX
FIRST**

121 BERENS Place, Fort McMurray T9K2C8

MLS® #: **A2171532**

Area: **Timberlea**

Listing Date: **10/08/24**

List Price: **\$517,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1985**
Lot Information
Lot Sz Ar: **6,405 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,368**
Low Sqft:
Ttl Sqft: **1,368**

DOM

104
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Closet Organizers,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	
Bedroom	Main	9`10" x 15`2"
Dining Room	Main	9`0" x 11`9"
Living Room	Main	21`7" x 18`9"
4pc Bathroom	Basement	

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	9`1" x 11`9"
Kitchen	Main	11`10" x 13`9"
Bedroom - Primary	Main	13`3" x 13`6"
Bedroom	Basement	13`3" x 15`1"

Bedroom
Furnace/Utility Room

Basement
Basement

16`9" x 12`5"
12`7" x 10`5"

Game Room

Basement

28`9" x 27`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8320288

Remarks

Pub Rmks:

Looking for the perfect home to start your journey as a homeowner? This charming bi-level home in the heart of The B's in Timberlea has just what you need! With over 1300 square feet of living space and a spacious 6400 square foot lot, there's room to grow and live comfortably. Let's take a look at how this home solves the needs of today's first-time buyers. The kitchen is the heart of any home, and this one is ready to impress! With plenty of counter space, loads of cupboards, and a handy pantry, you'll have all the storage you need for those busy family meals. Picture yourself whipping up dinner while keeping an eye on the kids playing in the large, fully fenced backyard—perfect for family BBQs on the big deck. Cozy nights by the wood-burning fireplace in the living room will make winter feel a lot more inviting. Plus, the bay window lets in tons of natural light, giving the space a warm and welcoming feel. And when it's time for some fun, head down to the rec room—there's enough space to fit a pool table and have some laughs with friends! Looking for a quiet place to retreat? The primary bedroom is large enough for a king-sized bed, with a big closet and a 3-piece ensuite for extra convenience. The main bathroom has been updated with a renovated 4-piece layout that's perfect for guests and family alike. One of the things that makes this home so special is its location. Tucked away in a family-oriented neighbourhood, it's a peaceful spot with easy access to parks, playgrounds, and a nearby pond. You'll love the quick commute to schools (Pre-K to Grade 12), restaurants, gas stations, and grocery stores. There are also walking and biking trails nearby, making it easy to get outside and enjoy some fresh air. In the winter the pond steps away is a great place to skate; The hill is safe for young people loving tobogganing for beginners. And don't forget the curb appeal! The updated siding gives the house a fresh, modern look that's sure to catch your eye as you pull up. If you're ready to make a home in a quiet, convenient, and family-friendly neighbourhood, this bi-level beauty is calling your name! Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Inclusions:
Property Listed By:

**fridge, stove, dishwasher, microwave, washer, dryer, garage door opener & remote, air conditioner, range hood,
RE/MAX FORT MCMURRAY**

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









