



THE
A-TEAM

**RE/MAX
FIRST**

231 BEAR PAW Drive, Fort McMurray T9K 2R9

MLS®#: **A2173522**

Area: **Timberlea**

Listing Date: **10/18/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,314

Year Built:

2004

Low Sqft:

Ttl Sqft:

1,314

Lot Information

Lot Sz Ar:

2,604 sqft

Lot Shape:

25.00X103.54

Access:

Lot Feat:

Park Feat:

Landscaped,Standard Shaped Lot

Concrete Driveway,Insulated,Single Garage Attached

DOM

3

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>
Living Room	Main	15`6" x 12`10"
Kitchen	Main	11`2" x 9`3"
Bedroom - Primary	Second	14`0" x 12`5"
Bedroom	Second	12`7" x 10`1"
Game Room	Basement	19`3" x 14`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`4" x 7`3"
2pc Bathroom	Main	5`6" x 5`3"
4pc Ensuite bath	Second	9`2" x 4`11"
Bedroom	Second	12`7" x 9`10"
3pc Bathroom	Basement	7`7" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$382

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0320810**

Remarks

Pub Rmks: **NEW CARPET UPSTAIRS, FRESH PAINT, NEW OTR MICROWAVE & OVEN, CLOSE TO SCHOOLS AND PARKS, FAMILY NEIGHBOURHOOD. 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







