



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 BACON Place, Fort McMurray T9K 1Z8**

MLS®#: **A2195423**

Area: **Timberlea**

Listing Date: **02/21/25**

List Price: **\$520,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1988**

Lot Information

Lot Sz Ar:

**6,626 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,052**

Low Sqft:

Ttl Sqft:

**2,052**

DOM

**77**

Layout

Beds:

**5 (4 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,No Neighbours Behind,Pie Shaped Lot**

**Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

**Vinyl Siding**

Flooring:

**Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Wood**

Kitchen Appl:

**See Remarks**

Int Feat:

**High Ceilings,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 6`7"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>13`0" x 7`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`4"</b>	<b>Family Room</b>	<b>Main</b>	<b>11`0" x 13`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`3" x 10`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 16`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`7" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`9" x 5`1"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`3" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 13`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`11" x 11`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`5" x 11`9"</b>

3pc Bathroom  
Office  
Furnace/Utility Room

Basement  
Basement  
Basement

5`6" x 10`5"  
9`4" x 7`8"  
12`4" x 14`10"

Bedroom  
Game Room

Basement  
Basement

11`8" x 12`0"  
24`5" x 17`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8521147**

Remarks

Pub Rmks:

**Welcome to 225 Bacon Place: This charming Cape Cod-style home stands out with its beautiful curb appeal, expansive living space, and ideal layout featuring four bedrooms upstairs, a fully developed basement, and a prime location in one of Timberlea's most desirable neighbourhoods. Situated just steps from playgrounds and schools in a peaceful setting, this stunning home is one you won't want to miss. A Cape Cod-style home is a rare find, making this property one of the most distinctive on the street. It sits proudly on a large pie-shaped lot with a front driveway leading to a 22x24 attached garage. The timeless black-and-white exterior enhances its curb appeal, while the fully fenced yard includes a large storage shed designed to match the home's aesthetic. Inside, high ceilings and an open staircase welcome you into the spacious foyer. The traditional layout offers a bright front living and dining room, with fresh paint and gleaming hardwood floors throughout. Perfect for hosting and entertaining, the kitchen and sunken family room are positioned at the back of the home, overlooking the yard. A two-piece bathroom and a large mudroom with laundry, a side entrance, and access to the attached garage complete the main level. Upstairs, the second level provides a private retreat with four generously sized bedrooms and two bathrooms. The middle bedroom is currently used as a dressing room, while the primary suite is spacious and features a large ensuite and walk-in closet. The fully developed basement offers additional living space, including a family room, built-in office area, fifth bedroom, and another bathroom. With timeless finishes and a sought-after layout, this home is truly special. Schedule your private tour today.**

Inclusions:  
Property Listed By:

**SEE REMARKS - SOLD AS IS, WHERE IS, IF THEY EXIST AT POSSESSION.**  
**The Agency North Central Alberta**

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

















