



THE
A-TEAM

**RE/MAX
FIRST**

145 BACON Place, Fort McMurray T9K 1Z5

MLS® #: **A2209454**

Area: **Timberlea**

Listing Date: **04/09/25**

List Price: **\$530,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1991

Lot Information

Finished Floor Area

Lot Sz Ar:

7,796 sqft

Lot Shape:

Abv Sqft:

1,334

Low Sqft:

Ttl Sqft:

1,334

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Few Trees,Front Yard,Landscaped,Lawn,Pie Shaped Lot

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,RV Access/Parking,RV Gated,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Kitchen Island,No Smoking Home,Pantry,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 8`9"
Bedroom	Main	9`6" x 10`1"
Dining Room	Main	14`6" x 9`0"
Kitchen	Main	12`6" x 16`11"
Bedroom - Primary	Main	12`11" x 13`11"
Bedroom	Basement	12`7" x 10`8"
Game Room	Basement	16`10" x 22`10"

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`10"
Bedroom	Main	13`1" x 9`7"
Foyer	Main	8`1" x 8`10"
Living Room	Main	10`9" x 14`3"
3pc Bathroom	Basement	8`2" x 6`1"
Den	Basement	12`4" x 11`11"
Furnace/Utility Room	Basement	

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8521147

Remarks

Pub Rmks: **Welcome to 145 Bacon Place: Tucked into the sought-after B's of Timberlea, this beautifully maintained bi-level sits on an expansive 7,796 sq/ft pie-shaped lot with rare yard access for recreational or RV storage along the side of the home. With a wide three-car driveway, an attached double garage, and pristine living space inside, this home is packed with value and ready to welcome new owners. Step into the bright and spacious living room, where natural light pours in through the oversized front window, creating a warm and inviting atmosphere. A few steps up brings you into the dining area, which overlooks the living room and features hardwood flooring that continues throughout the main living spaces. The walls have been freshly painted in a soft grey (2025), offering a clean and modern aesthetic. The kitchen is a chef's dream with rich wood cabinetry, ample storage, custom slide outs, stainless steel appliances (all less than 6 years old), a large island with seating, and a large pantry. Whether you're prepping meals or entertaining, there's room for everything here. Down the hall, you'll find three spacious bedrooms, each painted similar for a cohesive look. A four-piece bathroom serves the first two bedrooms, while the primary retreat is tucked at the end of the hallway, offering space for your king-sized bed and a private ensuite bath. The lower level is designed for fun and relaxation. A spacious rec room is currently set up with a pool/ping pong table and features a cozy gas fireplace for year-round enjoyment. Just around the corner, a den and laundry area offer the perfect space for a home gym, office, or extra storage. A fourth bedroom, bathroom and a large crawl space for seasonal storage complete the basement layout. Outside, the fully fenced backyard is a standout. Mature trees offer privacy in the summer, and the large deck is complete with a built-in hot tub (2021), ideal for relaxing evenings. The yard extends along both sides of the home, offering room for your toys, trailers, or the outdoor oasis you've been dreaming of. Additional updates and features include: updated shingles, updated vinyl windows, modern light fixtures, an updated garage heater (2021), and hot water on demand for endless comfort. With parking for three on the front driveway, a heated double garage, and room for RV or toy storage on the side, this home is perfect for those who love the outdoor lifestyle Fort McMurray is known for - schedule your private tour today.**

Inclusions: **HOT TUB, PING PONG TABLE/POOL TABLE COMBO - ALL NEGOTIABLE, SHED, GARAGE HEATER.**

Property Listed By: **The Agency North Central Alberta**

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











