



THE
A-TEAM

**RE/MAX
FIRST**

182 BERENS Place, Fort McMurray T9K 2C4

MLS®#: **A2220464**

Area: **Timberlea**

Listing Date: **05/15/25**

List Price: **\$525,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1985

Lot Information

Lot Sz Ar:

6,862 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,700

Low Sqft:

Ttl Sqft:

1,700

DOM

33

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

5 Level Split

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Front Yard,Garden,Landscaped,Lawn,Standard Shaped Lot
Double Garage Attached,Parking Pad,RV Access/Parking**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Fireplace(s),Forced Air

Sewer:

Ext Feat:

Private Yard,Storage

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl:

Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,Jetted Tub,Kitchen Island,No Smoking Home,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8320288

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 182 Berens Place: Nestled on a quiet street in the heart of the beloved "B's" of Timberlea, this beautifully updated and completely turn-key home

blends timeless charm with modern style in one of the area's most picturesque neighbourhoods. Surrounded by mature trees and close to top-rated schools, trails, and all of Timberlea's amenities, this is a location that families love for both its peaceful setting and everyday convenience. From the moment you arrive, the curb appeal makes a lasting impression. A wide concrete driveway leads to a double attached garage, and the freshly updated exterior—complete with new siding, shingles, windows, and doors—offers a clean, modern look with undeniable charm. Inside, the home opens into a bright and stylish main floor where luxury vinyl plank flooring, fresh light paint, and updated baseboards create a soft, contemporary feel. The front formal living and dining area is filled with natural light, providing a lovely space for gatherings. The kitchen has been tastefully refreshed with white cabinetry, quartz countertops, black hardware, subway tile backsplash, and a quaint coffee nook overlooking the lush backyard—perfect for slow mornings at home. Step down into the cozy sunken family room where a wood-burning fireplace, framed by a striking herringbone feature wall, adds warmth and character. Light-toned hardwood flooring adds to the inviting atmosphere, and garden doors lead to an exceptional backyard retreat. Fully fenced and surrounded by towering trees, the yard features a patio, raised garden beds, and plenty of green space—private, peaceful, and perfect for unwinding outdoors. Upstairs, the home continues to impress with three spacious bedrooms and thoughtful design details like wainscoting in the hallway and one of the bedrooms. The primary suite offers a walk-in closet and a refreshed 3-piece ensuite, while the main bathroom features a jetted tub and finishes that tie into the kitchen's updated style, creating a cohesive and elegant look throughout the home. The first lower level provides a large rec room ideal for a home theatre, gym, or kids' play space, while the basement offers additional storage and laundry. With three separate living areas and a well-balanced layout, this home offers both function and flexibility. Additional highlights include a new electrical panel, on-demand hot water (2022), and an updated furnace (2008). Freshly painted and immaculately maintained, this home is the definition of move-in ready. Set in a storybook neighbourhood and styled with care from top to bottom, 182 Berens Place is a home you'll fall in love with the moment you step inside. Book your private tour today.

Inclusions:

Property Listed By:

n/a

The Agency North Central Alberta

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











