



THE
A-TEAM

**RE/MAX
FIRST**

120 BERGERON Road, Fort McMurray T9K 2C1

MLS®#: **A2222671**

Area: **Timberlea**

Listing Date: **05/20/25**

List Price: **\$400,000**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$10k, 05-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Finished Floor Area

Abv Sqft:

1,312

Low Sqft:

Ttl Sqft:

1,312

Lot Sz Ar:

5,859 sqft

Lot Shape:

DOM

51

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

3 Level Split

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Few Trees,Front Yard

Single Garage Attached

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,Laminate Counters,Open Floorplan**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Living Room | Main | 16`5" x 11`6" |
| Kitchen | Main | 12`3" x 12`3" |
| Bedroom - Primary | Second | 15`4" x 13`4" |
| Bedroom | Second | 9`4" x 12`1" |
| Game Room | Basement | 26`11" x 15`2" |

| Room | Level | Dimensions |
|---------------------|-----------------|----------------------|
| Dining Room | Main | 10`9" x 17`0" |
| 2pc Bathroom | Main | 2`6" x 4`9" |
| Bedroom | Second | 11`8" x 8`10" |
| 4pc Bathroom | Second | 11`8" x 5`1" |
| Laundry | Basement | 14`7" x 9`1" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8320288

Remarks

Pub Rmks:

Welcome to this quint little charmer located on a quiet street in Timberlea. The owners have completed some repairs as well as a major spring clean up on the property. When you pull up you will notice the planted flowers in the front garden and placed potted plants on the steps ensuring a warm welcome. Upon entering you will notice the gleaming tile and laminate flooring on the main level. Owners have put a ton of work into this home which features a newly renovated kitchen with stainless appliances including a gas stove and tiled back splash. Another feature is the corner pantry. Separate dining area off the kitchen or you can pull up to the raised breakfast bar in the kitchen. There is a conveniently renovated 2 piece bath off the main entrance. The family will enjoy watching the game in the spacious living room with plenty of room for a sectional. Patio doors lead to a deck and the huge fenced backyard making a great space for the pets and the kids. Owners just completed an area with stone for a fire pit. Continuing to the 2nd level is where the bedrooms are located including the primary with loads of closet space and access to the large 5 piece bath with a double vanity. Down to the third level is a large rec/games area awaiting your completion of the space and decorating ideas. Washer and dryer along with a ton of storage completes the basement. The crawl space is the best storage for all the extras. Potential third bathroom could be located in the laundry room. Single car garage is great for the small atv's or would make the perfect workshop. Located close to bus stops, schools, walking trails and shopping. This is the perfect starter home for anyone buying their first home and it's move in ready! Make this little charmer your home today. Roof was completed in 2018

Inclusions:
Property Listed By:

N/A
3% REALTY FORT MCMURRAY

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







