



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 BACON Place, Fort McMurray T9K 1Z3**

MLS® #: **A2225237**

Area: **Timberlea**

Listing Date: **07/08/25**

List Price: **\$416,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1987**

Lot Information

Lot Sz Ar:

**6,310 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,383**

Low Sqft:

Ttl Sqft:

**1,383**

DOM

**1**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Rectangular Lot**

**Concrete Driveway,Double Garage Attached,Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Concrete,Mixed,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Other**

Int Feat:

**Bar,Open Floorplan,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 16`1"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 7`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 11`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>22`4" x 10`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`3" x 6`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 15`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 14`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 6`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`4" x 13`3"</b>
<b>Family Room</b>	<b>Basement</b>	<b>18`3" x 21`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8521147**

Remarks

Pub Rmks: **Welcome to 125 Bacon Place, a spacious 1383 sq ft bi-level home located in the desirable Timberlea Bs area, known for its wide streets, large yards, and proximity to schools and playgrounds. This 5 bedroom, 3 bathroom home offers an enclosed front foyer, a bright and open main floor with a well-laid-out kitchen, dining, and living space, complete with a cozy wood-burning fireplace in the sunken living room. The primary bedroom includes a 3-piece ensuite, while the basement features two large bedrooms, a generous rec room with a wet bar, and plenty of space for entertaining. Enjoy outdoor living in the fully fenced 6300 sq ft yard with mature trees, a shed, and patio door leading to the back deck. Additional highlights include a 19x21'7 attached garage, a large front driveway, and incredible potential to make this home your own.**

Inclusions: **N/A**  
Property Listed By: **COLDWELL BANKER UNITED**

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

















