



THE
A-TEAM

**RE/MAX
FIRST**

135 BEAR PAW Drive, Fort McMurray T9K 2J5

MLS®#: **A2228258**

Area: **Timberlea**

Listing Date: **06/06/25**

List Price: **\$305,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Lot Sz Ar:

3,043 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,283

Low Sqft:

Ttl Sqft:

1,283

DOM

1

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Mixed,Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$241

Title:

Fee Simple

Fee Freq:

Zoning:

R1P

Legal Desc:	0022772	Monthly	Remarks
Pub Rmks:	Wonderful family home in a great neighbourhood, for an affordable price! The main level has laminate flooring, huge bay windows and a corner gas fireplace in the living room. The adorable kitchen has lots of cabinets, and a moveable island gives extra counter space for the chef in the family! The main level is complete with a 2pc bathroom. Upstairs has three large bedrooms, the primary has a full ensuite and large closet. The basement is finished with a large rec room and fourth bedroom/office . Outside is complete with a back composite wood deck and fenced in yard and is steps away from a quiet park/playground. This home is move in ready, so call to view today! This home is being sold, "as is where is".		
Inclusions:	as is, where is		
Property Listed By:	COLDWELL BANKER UNITED		

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







