



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**141 BERGERON Road, Fort McMurray T9K 2B2**

MLS® #: **A2232600**

Area: **Timberlea**

Listing Date: **06/20/25**

List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1986**

Lot Information

Finished Floor Area

Abv Sqft:

**1,312**

Low Sqft:

Ttl Sqft:

**1,312**

Lot Sz Ar:

**5,606 sqft**

Lot Shape:

DOM

**23**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace**

Sewer:

Ext Feat: **None**

Construction:

**See Remarks**

Flooring:

**Hardwood, Laminate, Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	12`2" x 14`10"
Bedroom	Main	9`2" x 10`1"
Bedroom	Basement	11`1" x 11`11"
Living Room	Main	14`7" x 16`3"
Kitchen With Eating Area	Main	17`7" x 9`9"
Storage	Basement	5`8" x 3`8"

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	8`7" x 10`1"
Bedroom	Basement	11`1" x 11`4"
Game Room	Basement	25`11" x 22`1"
Dining Room	Main	11`0" x 11`3"
4pc Bathroom	Basement	0`0" x 0`0"
Other	Basement	17`5" x 15`9"

Storage	Basement	4`4" x 5`2"	Furnace/Utility Room Legal/Tax/Financial	Basement	6`10" x 10`5"
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Title: <b>Fee Simple</b>		Zoning: <b>R1</b>	
Legal Desc:	<b>8320288</b>		

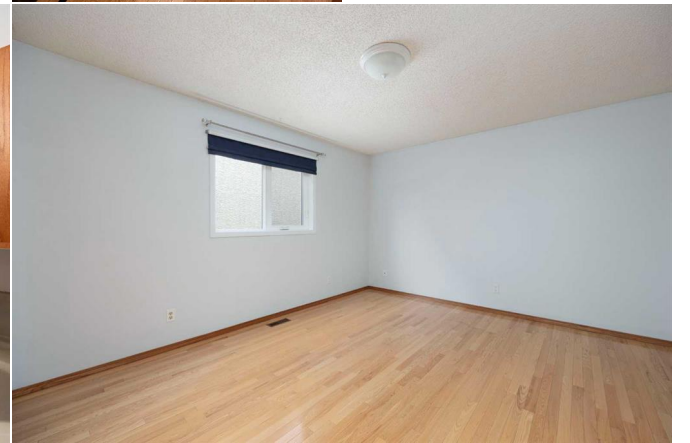
		Remarks
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Pub Rmks:	<b>FANTASTIC OPPORTUNITY TO OWN IN THE B'S AT AN AFFORDABLE PRICE! This beautiful meticulously maintained home is sure to please the savvy buyer. From the moment you enter and see the beautiful hardwood floors, sunken living room with wood fireplace makes an amazing place to entertain family and friends. The kitchen is a chef's delight with lots of cabinets, counter space and a place to hang out! Off the kitchen is a covered screened in 3 seasons room, that you can hang out in anytime, overlooking the huge back yard. There are 3 generous size bedrooms on the main floor with the primary bedroom having its own 4 pc ensuite bath! The main floor also has convenience of laundry. The basement is developed with a huge family / recreation room, kitchenette, 4 pc bath with custom tile shower, and 2 more bedrooms and room for lots of storage! The attached double garage is PERFECT for those boys with toys! If you are looking for a MOVE IN READY HOME and love to be within blocks of the schools, bus route, shopping and more, then call to make this your place your HOME! Call today and START Packing!</b>
Inclusions:	<b>FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, ALL WINDOW BLINDS, OTR Hood fan, countertop microwave</b>
Property Listed By:	<b>RE/MAX Connect</b>

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







Virtually Staged

