



THE
A-TEAM

**RE/MAX
FIRST**

129 BERGERON Road, Fort McMurray T9K 2C1

MLS®#: **A2235213**

Area: **Timberlea**

Listing Date: **06/27/25**

List Price: **\$439,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1985

Lot Information

Finished Floor Area

Lot Sz Ar:

5,639 sqft

Lot Shape:

Abv Sqft:

1,397

Low Sqft:

Ttl Sqft:

1,397

DOM

21

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped,See Remarks

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 16`1"
Kitchen	Main	19`5" x 12`9"
Foyer	Main	6`2" x 7`1"
3pc Ensuite bath	Main	7`9" x 6`6"
Bedroom	Main	8`10" x 11`4"
Bedroom	Basement	15`10" x 15`5"
3pc Bathroom	Basement	8`10" x 5`11"

Room	Level	Dimensions
Dining Room	Main	9`10" x 17`2"
3pc Bathroom	Main	7`9" x 7`8"
Bedroom - Primary	Main	12`7" x 14`7"
Bedroom	Main	8`9" x 11`4"
Game Room	Basement	13`4" x 32`8"
Bedroom	Basement	20`3" x 13`7"
Laundry	Basement	6`4" x 11`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8320288

Remarks

Pub Rmks:

This 3+2 bedroom home in the sought out area in Timberlea is waiting for it's new owners!! YOUR new home is located in a quiet location close to schools and shopping. The kitchen is spacious, has ample cupboard space and a deck off the dining area perfect for entertaining. The sunken living room is large with a wood burning fireplace. The basement has a large rec room / games room with pool table. It also has a hot tub. YOUR large back yard is treed for privacy - also perfect for entertaining! If you love to entertain, this property is for you!! It is priced to sell, and with some TLC you make this House YOUR Home! Get in before it's gone!!!

Inclusions:
Property Listed By:

HOT TUB IN BASEMENT
People 1st Realty

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









