



THE
A-TEAM

**RE/MAX
FIRST**

137 BARBER Drive, Fort McMurray T9K1X2

MLS® #: **A2235815**

Area: **Timberlea**

Listing Date: **06/30/25**

List Price: **\$509,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 18-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1999

Lot Information

Finished Floor Area

Lot Sz Ar:

6,900 sqft

Lot Shape:

Abv Sqft:

1,546

Low Sqft:

Ttl Sqft:

1,546

DOM

21

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Laminate,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Breakfast Bar,French Door,High Ceilings,Kitchen Island,No Smoking Home,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8521149

Zoning:

RES

Remarks

Pub Rmks:

Welcome to 137 Barber Drive, located in the highly sought-after neighborhood of Timberlea. This spacious and functional home is perfectly situated close to schools

and scenic walking trails—ideal for families or anyone looking for convenience and comfort. With 6 bedrooms (3 up and 3 down), 3 full bathrooms, and two laundry areas—one on the main floor and one downstairs—this home has room for everyone. The main floor features a massive kitchen with an abundance of white cabinetry, a built-in desk area, a sit-up island, and a large dining space that opens directly to the upper deck and backyard. The bright living room boasts high ceilings and a cozy gas fireplace, creating the perfect space to relax or entertain. The primary bedroom offers its own ensuite and walk-in closet, while two more generously sized bedrooms, another full bathroom, and laundry complete the main level. Downstairs, you'll find a fully developed space with two extra-large bedrooms, a full bathroom, another laundry area, and a warm and inviting family room with a gas wood stove. Outside, enjoy a fully fenced, low-maintenance yard and a custom-built luxury he/she shed complete with heat and A/C—perfect for a private retreat or creative studio. To top it off, there's an attached double heated garage for all your storage and parking needs. This fabulous property is offered at a fabulous price—don't miss your chance to call it home. Book your personal showing today!

Inclusions:

Property Listed By:

stove, fridge, dishwasher, 2 washers, 2 dryers

RE/MAX Connect

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







