

\$400,000 - 120 Bergeron Road, Fort McMurray

MLS® #A2222671

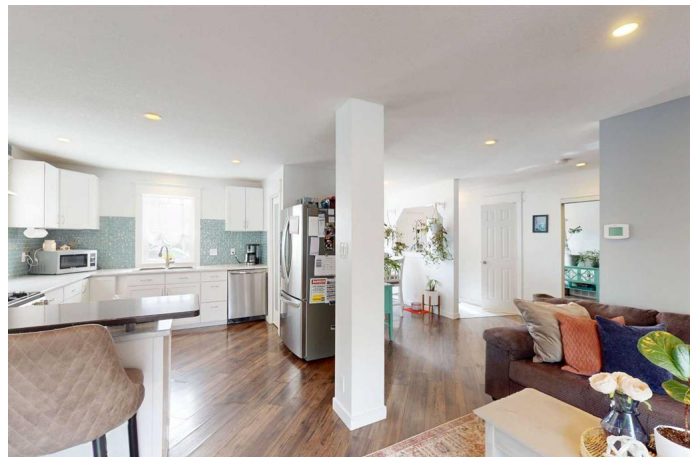
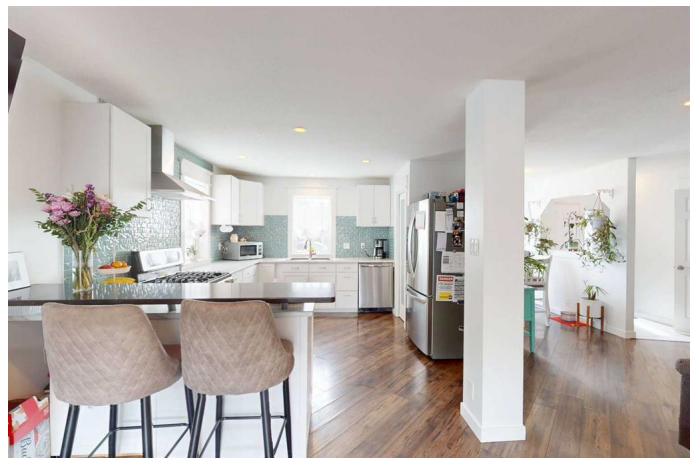
\$400,000

3 Bedroom, 2.00 Bathroom, 1,312 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this quint little charmer located on a quiet street in Timberlea. The owners have completed some repairs as well as a major spring clean up on the property. When you pull up you will notice the planted flowers in the front garden and placed potted plants on the steps ensuring a warm welcome. Upon entering you will notice the gleaming tile and laminate flooring on the main level. Owners have put a ton of work into this home which features a newly renovated kitchen with stainless appliances including a gas stove and tiled back splash. Another feature is the corner pantry. Separate dining area off the kitchen or you can pull up to the raised breakfast bar in the kitchen. There is a conveniently renovated 2 piece bath off the main entrance. The family will enjoy watching the game in the spacious living room with plenty of room for a sectional. Patio doors lead to a deck and the huge fenced backyard making a great space for the pets and the kids. Owners just completed an area with stone for a fire pit. Continuing to the 2nd level is where the bedrooms are located including the primary with loads of closet space and access to the large 5 piece bath with a double vanity. Down to the third level is a large rec/games area awaiting your completion of the space and decorating ideas. Washer and dryer along with a ton of storage completes the basement. The crawl space is the best storage for all the extras. Potential third bathroom could be located in the laundry



room. Single car garage is great for the small atvâ€™s or would make the perfect workshop.

Located close to bus stops, schools, walking trails and shopping. This is the perfect starter home for anyone buying their first home and itâ€™s move in ready! Make this little charmer your home today. Roof was completed in 2018

Built in 1979

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2222671 |
| Price | \$400,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,312 |
| Acres | 0.13 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 120 Bergeron Road |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2C1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Laminate Counters, Open Floorplan |
| Appliances | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Crawl Space, Partial, Partially Finished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Storage |
| Lot Description | Back Yard, Front Yard, Few Trees |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 75 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | 3% REALTY FORT MCMURRAY |
|----------------|-------------------------|

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