

# \$479,900 - 141 Bergeron Road, Fort McMurray

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MLS® #A2232600

**\$479,900**

5 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

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!



Built in 1986

## Essential Information

MLS® #                   A2232600

Price                     \$479,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,312
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	141 Bergeron Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2B2

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home
Appliances	See Remarks
Heating	Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	52
Zoning	R1

### Listing Details

Listing Office	RE/MAX Connect
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