



# 278 Berens Place Fort McMurray Alberta

\$419,900

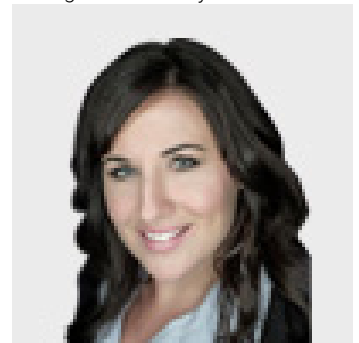
AMAZING VALUE! Step into 278 Berens Place, nestled in the desirable 'B's' of Timberlea, a great location for growing families. Conveniently close to bus routes, parks, and two elementary schools, this home and neighbor was built for family-friendly living. As you pull up, you'll immediately appreciate the expanded driveway, spacious enough for three vehicles side by side, or ample space for RV or boat parking--an absolute rarity! Step inside to discover a home that's undergone extensive renovations. Enter the inviting front living room, bathed in natural light from the large picture window, showcasing laminate flooring that's both chic and practical. Adjacent, the dining nook offer seamless access to the screened-in deck, perfect for keeping an eye on little ones at play. The updated kitchen boasts beautiful two-toned cabinets, a trendy subway tile backsplash, and brand-new hardware, along with brand new OTR microwave. Down the hallway, you'll find three main floor bedrooms. The newly renovated bathroom impresses with its stylish design and ample built-in storage, while the primary bedroom treats you to a private 3PC ensuite. But the surprises don't end there! Venture downstairs to discover a basement that defies expectations, with large above-ground windows providing the space with an abundance of natural light and a cozy gas fireplace creating a warm and inviting atmosphere. This level is ingeniously designed to accommodate a nanny or in-laws, with one half featuring a fourth bedroom, laundry and family room and then down the hall you fine a second family room with a kitchenette, another bedroom with it's own 4PC ensuite- the perfect retreat for guests or family members seeking their own space. Meticulously maintained and lovingly cared for, this renovated bi-level shines with pride of ownership. Recent updates include fresh paint, new trims, and doors throughout...

- 5pc Bathroom 9.67 Ft x 5.58 Ft
- Other 9.42 Ft x 10.00 Ft
- Bedroom 13.00 Ft x 13.00 Ft
- Bedroom 13.58 Ft x 10.00 Ft
- Family room 13.00 Ft x 20.50 Ft
- Laundry room 9.42 Ft x 8.00 Ft

- 3pc Bathroom 4.58 Ft x 8.25 Ft
- 4pc Bathroom 6.58 Ft x 8.00 Ft
- Bedroom 11.50 Ft x 11.58 Ft
- Bedroom 10.67 Ft x 10.33 Ft
- Dining room 11.58 Ft x 8.00 Ft
- Kitchen 11.58 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>



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Recreational, Games room 13.25 Ft x 11.00 Ft

Storage 3.42 Ft x 5.75 Ft

Furnace 13.42 Ft x 5.67 Ft

Living room 15.25 Ft x 13.67 Ft

Primary Bedroom 11.50 Ft x 13.67 Ft