



121 Berens Place Fort McMurray Alberta

\$517,500

Looking for the perfect home to start your journey as a homeowner? This charming bi-level home in the heart of The B's in Timberlea has just what you need! With over 1300 square feet of living space and a spacious 6400 square foot lot, there's room to grow and live comfortably. Let's take a look at how this home solves the needs of today's first-time buyers. The kitchen is the heart of any home, and this one is ready to impress! With plenty of counter space, loads of cupboards, and a handy pantry, you'll have all the storage you need for those busy family meals. Picture yourself whipping up dinner while keeping an eye on the kids playing in the large, fully fenced backyard—perfect for family BBQs on the big deck. Cozy nights by the wood-burning fireplace in the living room will make winter feel a lot more inviting. Plus, the bay window lets in tons of natural light, giving the space a warm and welcoming feel. And when it's time for some fun, head down to the rec room—there's enough space to fit a pool table and have some laughs with friends! Looking for a quiet place to retreat? The primary bedroom is large enough for a king-sized bed, with a big closet and a 3-piece ensuite for extra convenience. The main bathroom has been updated with a renovated 4-piece layout that's perfect for guests and family alike. One of the things that makes this home so special is its location. Tucked away in a family-oriented neighbourhood, it's a peaceful spot with easy access to parks, playgrounds, and a nearby pond. You'll love the quick commute to schools (Pre-K to Grade 12), restaurants, gas stations, and grocery stores. There are also walking and biking trails nearby, making it easy to get outside and enjoy some fresh air. In the winter the pond steps away is a great place to skate; The hill is safe for young people loving tobogganing for beginners. And don't forget the curb appeal...

4pc Bathroom Measurements not available

Bedroom 13.25 Ft x 15.08 Ft

Bedroom 16.75 Ft x 12.42 Ft

Recreational, Games room 28.75 Ft x 27.83 Ft

Furnace 12.58 Ft x 10.42 Ft

3pc Bathroom Measurements not available

Bedroom 9.83 Ft x 15.17 Ft

Bedroom 9.08 Ft x 11.75 Ft

Dining room 9.00 Ft x 11.75 Ft

Kitchen 11.83 Ft x 13.75 Ft

Living room 21.58 Ft x 18.75 Ft

Primary Bedroom 13.25 Ft x 13.50 Ft

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

Listing Presented By:



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RE/MAX Fort McMurray

9919 Biggs Avenue, Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

