



211 Bear Paw Drive Fort McMurray Alberta

\$314,900

Welcome to 211 Bear Paw Drive, located in the charming neighbourhood of Bear Ridge. This immaculate turnkey home presents the perfect opportunity for first-time buyers, investors or anyone looking for low maintenance home ownership. With a focus on pride of ownership, a fully fenced backyard featuring a gate for recreational storage, and a separate entry basement complete with a wet bar and laundry hookups, this home offers the ideal blend of comfort and convenience for stress-free and affordable homeownership. Upon arrival, you'll find parking space for two vehicles on the concrete driveway, with a welcoming blue painted door inviting you inside. Step into the bright living room with a cozy natural gas fireplace and modern paint colours. Adjacent to the living room is a convenient two-piece bathroom host to a new vanity, with laundry machines neatly tucked away inside. Towards the rear of the main level, discover the inviting eat-in kitchen, featuring light-coloured cabinets, a corner pantry, a floating island, and a perfectly sized dining area overlooking the back deck. The second level offers a private retreat with New Carpet and three bedrooms, including the surprisingly spacious primary bedroom boasting a walk-in closet and ample space for a king-size bed. The accompanying four-piece bathroom has matching finishes to the kitchen downstairs, contributing to the cohesive aesthetic throughout the home. What sets this home apart is the versatility of the lower level, accessible from both inside the home and through the back door. This space is ideal for accommodating long-term guests, renters, or extended family members, offering their own private entrance. Downstairs, plush carpeting covers the floors, leading to a spacious bedroom, a well-appointed four-piece bathroom, and a family room complete with a wet bar, upper and lower cabinets, and a full-size fridge. Addi...

4pc Bathroom 7.83 Ft x 5.00 Ft

Bedroom 9.25 Ft x 12.17 Ft

Bedroom 9.33 Ft x 12.17 Ft

Primary Bedroom 15.08 Ft x 15.75 Ft

4pc Bathroom 7.67 Ft x 5.00 Ft

Bedroom 12.50 Ft x 12.67 Ft

Recreational, Games room 18.25 Ft x 10.08 Ft

Furnace 6.50 Ft x 8.92 Ft

2pc Bathroom 6.17 Ft x 8.00 Ft

Dining room 8.08 Ft x 10.00 Ft

Kitchen 10.92 Ft x 10.00 Ft

Living room 12.58 Ft x 20.50 Ft

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

Listing Presented By:



Originally Listed by:
The Agency North Central Alberta

<http://www.fmhomes.ca/>

RE/MAX[®]

RE/MAX Fort McMurray

9919 Biggs Avenue, Fort McMurray, AB,

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

Kitchen 8.17 Ft x 3.75 Ft