



# 219 Bear Paw Drive Fort McMurray Alberta

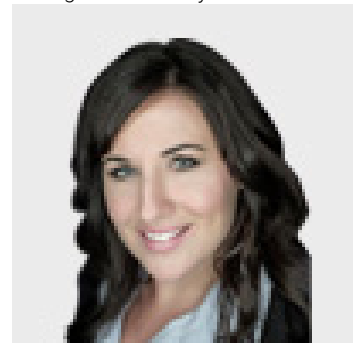
\$299,900

Nestled in the Heart of Timberlea, this recently renovated Semi-Detached 2-Story Home with an Attached Garage boasts a Private Fully Fenced beautiful backyard and is conveniently close to schools, parks, playgrounds, baseball diamonds, soccer fields, and just minutes from shopping centers. Step inside this fully finished 4-bedroom, 3-bathroom gem, freshly painted and featuring brand new Luxury Vinyl Plank Flooring. The open concept main floor welcomes you with its new flooring, spacious kitchen with island, corner pantry, and ample cupboard and counter space. The living room is cozy with a gas fireplace, and the dining area offers space for a large table, with access to the Fully Fenced Private backyard. Upstairs, you'll find 3 generously sized bedrooms, including a primary bedroom with double closets and a full bathroom. The Fully Finished Basement boasts New Flooring, offering a fantastic space for family hangouts with a large rec room/bedroom, laundry, and full bathroom. Additional features include a Single Attached garage, double-wide driveway for 2 vehicles, and a fully fenced backyard. Don't miss out on this fantastic opportunity! Call today to schedule a viewing! (id:6769)

4pc Bathroom 7.67 Ft x 5.00 Ft  
Bedroom 16.42 Ft x 14.67 Ft  
Furnace 4.25 Ft x 5.92 Ft  
2pc Bathroom 5.58 Ft x 5.17 Ft  
Dining room 8.83 Ft x 10.42 Ft  
Kitchen 14.33 Ft x 10.25 Ft

Living room 11.42 Ft x 15.58 Ft  
4pc Bathroom 9.25 Ft x 5.08 Ft  
Bedroom 9.83 Ft x 12.67 Ft  
Bedroom 10.17 Ft x 12.67 Ft  
Primary Bedroom 14.00 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.fatimamian.com>



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)