



## 222 Berens Place Fort McMurray Alberta

\$439,900

EXCELLENTLY PRICED SINGLE FAMILY DETACHED HOME ON 8,329sqft CORNER LOT IN THE MATURE SECTION OF TIMBERLEA | DOUBLE DETACHED GARAGE (28'x25') & LARGE DRIVEWAY WITH RV PARKING NEXT TO GARAGE | NEW WINDOWS IN 2017 & 2023 | CONCRETE FOUNDATION | GARDENER'S DELIGHT | 4 BEDROOMS (could EASILY be 5) | OVER 2,800sqft OF TOTAL LIVING SPACE | The perfect family home, this large bungalow features AN INCREDIBLE AMOUNT OF NATURAL LIGHT (you rarely need to turn on lights in the summer) & wood-burning fireplace, which means it's perfect for both summer & winter! Upstairs features hardwood flooring, an amazing living room with a beautiful front window, a formal dining area, huge kitchen with an island, TONS OF CUPBOARD SPACE, updated lighting over the sink, built-in wine rack, fridge 3 yrs old & dishwasher 4 years old, an eating nook off the kitchen with built-in desk & doors leading to the backyard, and 2 LARGE bedrooms (1 used to be 2 bedrooms - can be converted back) including the primary suite with LARGE ensuite bathroom with jet tub. The large basement features a fantastic WET BAR with fridge (new) & separate freezer, den/pantry room, LARGE REC ROOM with wood-burning fireplace, 2 large bedrooms, a full bathroom with shower, a LARGE laundry room (washer & dryer NEW in 2021) & plenty of storage space. Enjoy the large back deck with glass railing, gas BBQ hook-up, garden shed, lilac bushes, 2 apple trees, 3 rhubarb bushes, a red currant bush & a raspberry patch in the partially fenced backyard. So much potential for delicious homemade treats and jams! Enjoy the air conditioning (NEW IN 2020) for those hot summer days. The fantastic detached garage is oversized and features a workbench, new mandoor (2023), and updated lights. There is room for 3 vehicles on the large driveway PLUS RV PARKING down the side of the garage. So much parking! Furnace, humidifier & hot water tank ALL NE...

3pc Bathroom 7.33 Ft x 9.08 Ft

Other 7.92 Ft x 11.08 Ft

Bedroom 15.50 Ft x 9.50 Ft

Bedroom 9.58 Ft x 20.42 Ft

Recreational, Games room 15.17 Ft x 29.50 Ft

4pc Bathroom 7.50 Ft x 8.17 Ft

Bedroom 10.75 Ft x 22.00 Ft

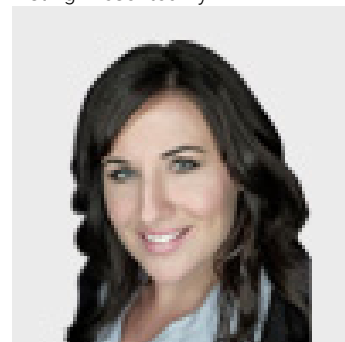
Breakfast 8.75 Ft x 9.08 Ft

Dining room 12.58 Ft x 10.00 Ft

Kitchen 12.17 Ft x 14.25 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX First

<https://linktr.ee/ateamcalgary>

**RE/MAX**

**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

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

Storage7.58 Ft x 9.75 Ft

Furnace13.92 Ft x 11.83 Ft

3pc Bathroom12.33 Ft x 7.42 Ft

Living room13.67 Ft x 16.42 Ft

Primary Bedroom12.33 Ft x 11.83 Ft