$380,000 - 279 Berens Place, Fort McMurray

MLS® #A2202928

$380,000

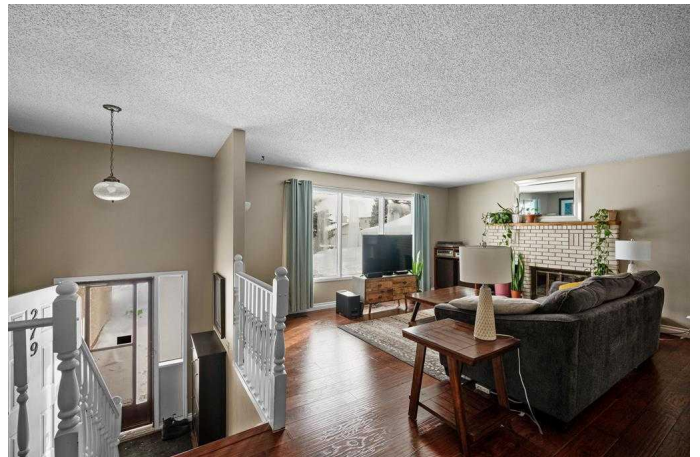6 Bedroom, 3.00 Bathroom, 1,289 sqft
Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

This beautifully maintained 6-bedroom bi-level home in the sought-after community of Timberlea offers the perfect blend of comfort, style, and investment potential. Featuring a unique layout with two self-contained suites, this home presents a rare opportunity for both multi-generational living and rental income, complete with separate entrances and laundry facilities for each level.

Upon entering, you'll be greeted by beautiful hardwood floors and an abundance of natural light that fills the spacious living areas. The cozy living room, centered around a charming brick-encased wood-burning fireplace, provides the perfect spot for relaxation. The adjacent dining room and deck offer great spaces for entertaining, whether you're hosting family dinners or enjoying warm summer evenings outdoors.

The well-appointed kitchen is a chef's dream, with ample counter space, abundant cabinetry, and a window above the sink, perfect for keeping an eye on children playing in the large backyard. On the main level, you'll find three generously sized bedrooms, including a primary suite with a 2 pc ensuite for ultimate convenience. The updated 4-piece bathroom offers modern finishes and plenty of space for family use.

The fully private, walk-up basement features a separate entrance and its own laundry, making

it ideal for rental opportunities. The bright, open-concept design seamlessly connects the living room and kitchen, creating a welcoming atmosphere. This level also features three spacious bedrooms and another 4-piece bathroom, making it a perfect illegal suite for additional rental income or extended family living.

Outside, the expansive deck overlooks a large backyard, offering a perfect space for summer BBQs, outdoor relaxation, or gardening. Located within walking distance to Timberlea School, a variety of shops, restaurants, and amenities at Timberlea Landing, as well as parks, playgrounds, sports fields, and the scenic Birchwood Trails, this home is perfectly positioned to meet all your needs. With easy access to Highway 63, commuting to downtown is a breeze. This home is situated in a great location, has a flexible layout, and the potential for rental income make this exceptional home one you won't want to miss! Get in touch today for your personal viewing.

Built in 1984

Essential Information

MLS® #	A2202928
Price	$380,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,289
Acres	0.15
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	279 Berens Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9L 2C5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street, Parking Pad, Garage Faces Front
# of Garages	2

Interior

Interior Features	Separate Entrance, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 16th, 2025
Days on Market	49
Zoning	R1

Listing Details

Listing Office	EXP REALTY