

\$254,900 - 187 Bear Paw Drive, Fort McMurray

MLS® #A2251766

\$254,900

3 Bedroom, 3.00 Bathroom, 1,321 sqft
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 187 Bear Paw Dr “ Looking for your first home? This home features 3+1 bedrooms and 2.5 bathrooms. The main floor features a powder room, an open kitchen, dining room and living room with a gas fireplace. The dining nook opens up to the back deck and back yard. The back yard is fully fenced- perfect for BBQs, pets, and playtime along with a generous side yard for a storage shed. The second level features a 3 bedrooms and a 4 PC bathroom . The primary bedroom has double closet and the second bedroom has a walk in closet. The basement is developed with a large bedroom but it could be used a family room. Out front a single attached garage and a 2-car driveway means there’s plenty of parking room. Don't miss this opportunity to own your own home in a family-friendly neighborhood. Book your showing today! SOLD AS IS WHERE IS.

Built in 2004

Essential Information

MLS® #	A2251766
Price	\$254,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,321
Acres	0.08



Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	187 Bear Paw Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R8

Amenities

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	2
Zoning	R1P

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.