

# \$448,900 - 141 Bergeron Road, Fort McMurray

MLS® #A2259607

**\$448,900**

5 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

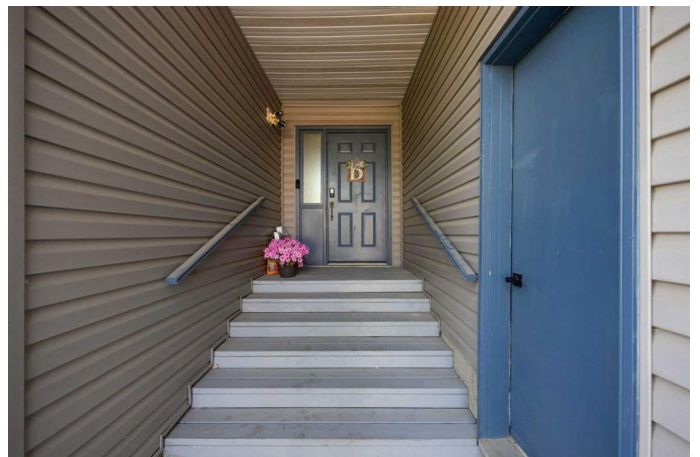
FANTASTIC OPPORTUNITY TO OWN IN THE B'S AT AN AFFORDABLE PRICE! This beautiful maintained home is sure to please the savvy buyer. From the moment you enter and see the beautiful hardwood floors, sunken living room with wood fireplace makes an amazing place to entertain family and friends. The kitchen is a chef's delight with lots of cabinets, counter space and a place to hang out! Off the kitchen is a covered screened in 3 seasons room, that you can hang out in anytime, overlooking the huge back yard. There are 3 generous size bedrooms on the main floor with the primary bedroom having its own 4 pc ensuite bath! The main floor also has convenience of laundry. The basement is developed with a huge family / recreation room, kitchenette, 4 pc bath with custom tile shower, and 2 more bedrooms and room for lots of storage! The attached double garage is PERFECT for those boys with toys! If you are looking for a MOVE IN READY HOME and love to be within blocks of the schools, bus route, shopping and more, then call to make this your place your HOME! Call today and START Packing!

Built in 1986

## Essential Information

MLS® # A2259607

Price \$448,900



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,312       |
| Acres          | 0.13        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 141 Bergeron Road |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 2B2           |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                 |
|-------------------|-----------------|
| Interior Features | No Smoking Home |
| Appliances        | See Remarks     |
| Heating           | Floor Furnace   |
| Cooling           | None            |
| Fireplace         | Yes             |
| # of Fireplaces   | 1               |
| Fireplaces        | Wood Burning    |
| Has Basement      | Yes             |
| Basement          | Finished, Full  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | See Remarks     |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 20                   |
| Zoning         | R1                   |

**Listing Details**

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

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