

# \$400,000 - 120 Bergeron Road, Fort McMurray

MLS® #A2222671

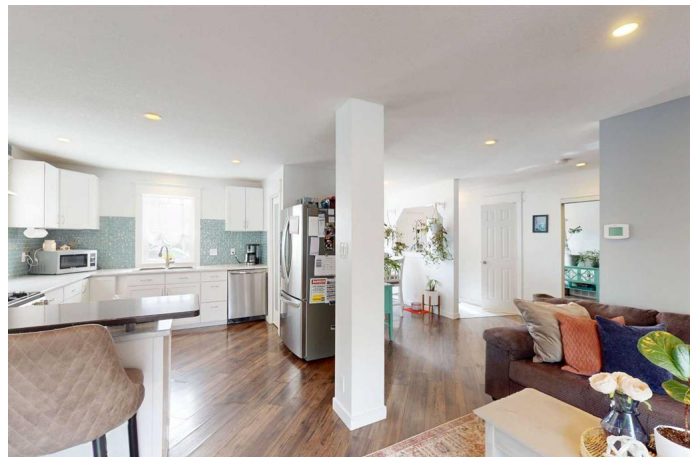
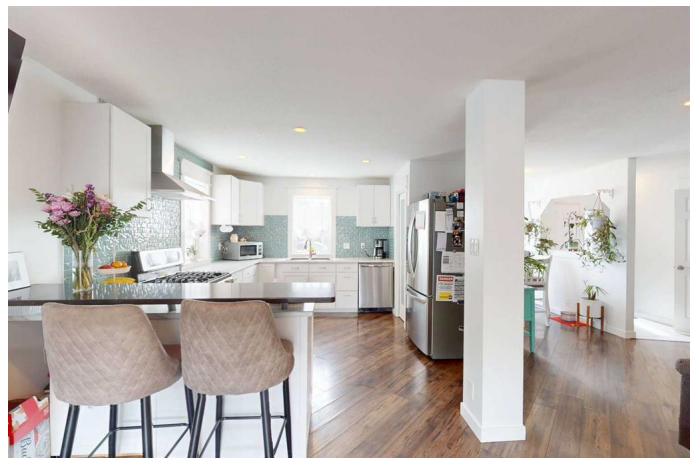
**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,312 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this quint little charmer located on a quiet street in Timberlea. The owners have completed some repairs as well as a major spring clean up on the property. When you pull up you will notice the planted flowers in the front garden and placed potted plants on the steps ensuring a warm welcome. Upon entering you will notice the gleaming tile and laminate flooring on the main level. Owners have put a ton of work into this home which features a newly renovated kitchen with stainless appliances including a gas stove and tiled back splash. Another feature is the corner pantry. Separate dining area off the kitchen or you can pull up to the raised breakfast bar in the kitchen. There is a conveniently renovated 2 piece bath off the main entrance. The family will enjoy watching the game in the spacious living room with plenty of room for a sectional. Patio doors lead to a deck and the huge fenced backyard making a great space for the pets and the kids. Owners just completed an area with stone for a fire pit. Continuing to the 2nd level is where the bedrooms are located including the primary with loads of closet space and access to the large 5 piece bath with a double vanity. Down to the third level is a large rec/games area awaiting your completion of the space and decorating ideas. Washer and dryer along with a ton of storage completes the basement. The crawl space is the best storage for all the extras. Potential third bathroom could be located in the laundry



room. Single car garage is great for the small atvâ€™s or would make the perfect workshop.

Located close to bus stops, schools, walking trails and shopping. This is the perfect starter home for anyone buying their first home and itâ€™s move in ready! Make this little charmer your home today. Roof was completed in 2018

Built in 1979

### **Essential Information**

MLS® #	A2222671
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,312
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	120 Bergeron Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2C1

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Double Vanity, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Few Trees, Front Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	57
Zoning	R1

## Listing Details

Listing Office	3% REALTY FORT MCMURRAY
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