

\$549,900 - 183 Berens Place, Fort McMurray

MLS® #A2221557

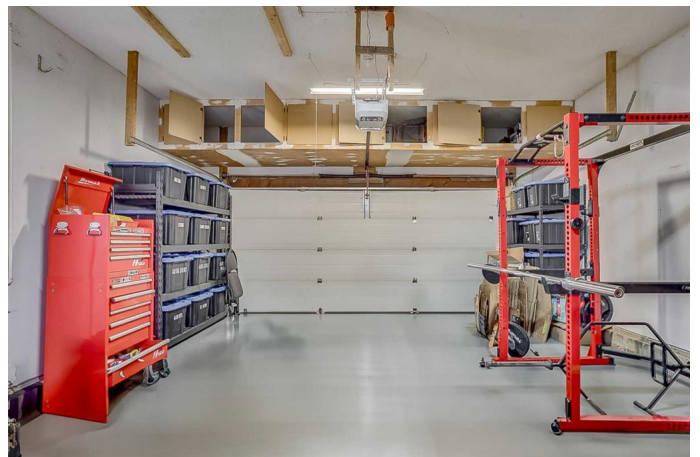
\$549,900

3 Bedroom, 4.00 Bathroom, 1,520 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

STUNNING FAMILY HOME IN THE B STREETS “ BACKING ONTO POND & GREEN SPACE! Welcome to this beautifully maintained and upgraded home in the sought-after B Streets, perfectly situated backing onto a serene pond and lush green space”offering peace, privacy, and picturesque views year-round. Step inside to a bright and inviting main floor featuring a spacious white bright kitchen with ample counter and cabinet space, upgraded tile, backsplash, sink, and garbage disposal, & mostly s/s appliances. The adjoining dining room is large enough to host the entire family and flows seamlessly into the expansive living room, highlighted by a cozy brick-surround wood-burning fireplace. From the main floor, walk out to your huge back deck overlooking the South facing, fenced, landscaped yard, complete with a 12’™x20’™ shed”a perfect space for storage or a workshop”and uninterrupted views of the pond and green space beyond. A convenient half bath and main floor laundry complete this level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring dual closets and a beautifully renovated en suite with a stylish stand-up shower. The second full bathroom has also been tastefully updated with a jetted tub and separate stand-up shower”ideal for relaxation. The fully finished basement offers a massive recreation room, a den with its own 2-piece bathroom, and a large storage



roomâ€”perfect for growing families or those who love to entertain. This home also boasts an attached double heated garage with a newer forced air heater and direct access to the house perfect for Alberta winters! Other upgrades include: Shingles & Siding (2013), Furnace & A/C Unit (2016), Hot Water Tank (2017), Washer (2024), Dryer (2020), Dishwasher (2023), Renovated En Suite (2017), New Garage Man Door (2023),Home Painted (2023), new permitted electrical panel and upgrades to all receptacles (2020), & Upgraded Windows. Donâ€™t miss your opportunity to own this exceptional home in a family-friendly neighbourhood with unbeatable backyard views. Call now to book your private showing!

Built in 1984

Essential Information

MLS® #	A2221557
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,520
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	183 Berens Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9K2C5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Multiple Driveways
# of Garages	2
Waterfront	Pond

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Lawn, No Neighbours Behind, Private, Environmental Reserve, Greenbelt
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	6
Zoning	R2

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.