

# \$399,900 - 120 Bergeron Road, Fort McMurray

MLS® #A2185606

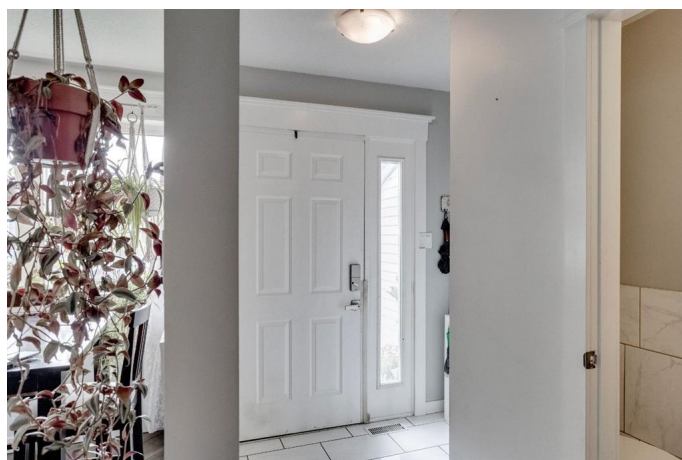
**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,315 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Affordable Single Family! Large Fenced Lot! NEW Singles in 2019! Welcome to 120 Bergeron Road. This 1315 sq ft 3 bed, 1 & 1/2 bath 3 level split homes sits in the beautiful and established neighbourhood of Timberlea. The main level features an OPEN & BRIGHT living space with laminate floors and multiple windows that let in plenty of natural light. The gorgeous RENOVATED kitchen is complete with STAINLESS STEEL APPLIANCES, gas stove with range hood, white laminate counters, raised breakfast bar with quartz countertop, glass tile backsplash and a large corner pantry. The living room sits off the kitchen & dining area and has convenient sliding door access to the large backyard with large deck. The main floor also features an updated 2 piece bathroom. The upper level is complete with 3 spacious bedrooms with carpet flooring that includes a SPACIOUS primary bedroom with close access to a renovated 4 piece bathroom with dual vanity, shower/ tub with tile surround and ceramic tile floors. Head down to the basement where you will find a partially finished basement that can be utilized for storage or another large recreation space. This fully fenced yard is large and is perfect for the young family with pets or children. This home has ATTACHED SINGLE GARAGE that could make a perfect man cave or work space. This property is situated within walking distance to several schools and bus stops. Call now to schedule your private viewing!



Built in 1979

## Essential Information

MLS® #	A2185606
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,315
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Active

## Community Information

Address	120 Bergeron Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2B7

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Laminate Counters, Open Floorplan, Double Vanity
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement                      Partial, Partially Finished

**Exterior**

Exterior Features      Other  
Lot Description        Back Yard  
Roof                      Asphalt  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              January 6th, 2025  
Days on Market        103  
Zoning                    R1

**Listing Details**

Listing Office            ROYAL LEPAGE BENCHMARK

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