

\$599,900 - 101 Berens Place, Fort McMurray

MLS® #A2200869

\$599,900

5 Bedroom, 3.00 Bathroom, 1,551 sqft

Residential on 0.17 Acres

Timberlea, Fort McMurray, Alberta

Charming 3+2 Bedroom Bi-Level Home with In-Law Suite in Timberlea. Welcome to 101 Berens Place, a delightful 1,550+ sq. ft. bi-level home nestled in the sought-after "Heart" of Timberlea. This property offers a unique blend of character, functionality, and income potential. Vaulted Ceilings & Sunken Living Room: As you enter, you're greeted by vaulted ceilings and elegant French doors leading to a sunken living room. A decorative brick wood-burning fireplace creates a cozy ambiance, complemented by laminate flooring that extends throughout the main living areas. Bright & Functional Kitchen: The kitchen boasts white cabinetry, granite countertops, a convenient wall oven, and a central island, all set against tile flooring. Large windows flood the space with natural light, enhancing the bright and airy feel. Quaint Sunroom adjacent to the kitchen, a charming sunroom offers a serene spot to enjoy morning coffee & leads you directly to the fully fenced rear yard. The spacious primary bedroom features double closets and a private 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom accommodate family and guests comfortably. The lower level includes a cozy family room, perfect for relaxation or entertainment, accessible directly from the main living area. In-Law Suite: A standout feature is the large 2-bedroom in-law suite, complete with a separate entryway and its own laundry facilities. This space offers potential for



rental income or accommodations for extended family.Â Expansive Corner Lot: Situated on a 7,400+ sq. ft. corner lot, the property provides ample outdoor space. Enjoy the convenience of being within walking distance to elementary schools, shopping centers, and public transportation, making commutes effortless. Donâ€™t miss the chance to make this versatile property your new home.

Built in 1985

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200869 |
| Price | \$599,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,551 |
| Acres | 0.17 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 101 Berens Place |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2A7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 5 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Wood Burning, Brick Facing |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Other |
| Lot Description | Back Yard, Corner Lot, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 38 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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