

\$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	47
Zoning	R1

Listing Details

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

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.