



**GRASSROOTS**  
REALTY GROUP

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**141 Bergeron Road  
Fort McMurray, Alberta**

**MLS # A2232600**



**\$479,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Floor Furnace

**Floors:** Hardwood, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, ALL WINDOW BLINDS, OTR Hood fan, countertop microwave

FANTASTIC OPPORTUNITY TO OWN IN THE B'S AT AN AFFORDABLE PRICE! This beautiful meticulously maintained home is sure to please the savvy buyer. From the moment you enter and see the beautiful hardwood floors, sunken living room with wood fireplace makes an amazing place to entertain family and friends. The kitchen is a chef's delight with lots of cabinets, counter space and a place to hang out! Off the kitchen is a covered screened in 3 seasons room, that you can hang out in anytime, overlooking the huge back yard. There are 3 generous size bedrooms on the main floor with the primary bedroom having its own 4 pc ensuite bath! The main floor also has convenience of laundry. The basement is developed with a huge family / recreation room, kitchenette, 4 pc bath with custom tile shower, and 2 more bedrooms and room for lots of storage! The attached double garage is PERFECT for those boys with toys! If you are looking for a MOVE IN READY HOME and love to be within blocks of the schools, bus route, shopping and more, then call to make this your place your HOME! Call today and START Packing!