



**GRASSROOTS**  
REALTY GROUP

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**129 Bergeron Road  
Fort McMurray, Alberta**

**MLS # A2235213**



**\$399,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** HOT TUB IN BASEMENT

This 3+2 bedroom home in the sought out area in Timberlea is waiting for it's new owners!! YOUR new home is located in a quiet location close to schools and shopping. The kitchen is spacious, has ample cupboard space and a deck off the dining area perfect for entertaining. The sunken living room is large with a wood burning fireplace. The basement has a large rec room / games room with pool table. It also has a hot tub. YOUR large back yard is treed for privacy - also perfect for entertaining! If you love to entertain, this property is for you!! It is priced to sell, and with some TLC you make this House YOUR Home! Get in before it's gone!!!