



GRASSROOTS
REALTY GROUP

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137 Barber Drive
Fort McMurray, Alberta

MLS # A2235815



\$529,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,546 sq.ft.	Age:	1999 (26 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: stove, fridge, dishwasher, 2 washers, 2 dryers

Welcome to 137 Barber Drive, located in the highly sought-after neighborhood of Timberlea. This spacious and functional home is perfectly situated close to schools and scenic walking trails—ideal for families or anyone looking for convenience and comfort. With 6 bedrooms (3 up and 3 down), 3 full bathrooms, and two laundry areas—one on the main floor and one downstairs—this home has room for everyone. The main floor features a massive kitchen with an abundance of white cabinetry, a built-in desk area, a sit-up island, and a large dining space that opens directly to the upper deck and backyard. The bright living room boasts high ceilings and a cozy gas fireplace, creating the perfect space to relax or entertain. The primary bedroom offers its own ensuite and walk-in closet, while two more generously sized bedrooms, another full bathroom, and laundry complete the main level. Downstairs, you’ll find a fully developed space with two extra-large bedrooms, a full bathroom, another laundry area, and a warm and inviting family room with a gas wood stove. Outside, enjoy a fully fenced, low-maintenance yard and a custom-built luxury he/she shed complete with heat and A/C—perfect for a private retreat or creative studio. To top it off, there’s an attached double heated garage for all your storage and parking needs. This fabulous property is offered at a fabulous price—don’t miss your chance to call it home. Book your personal showing today!