



GRASSROOTS
REALTY GROUP

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**141 Bergeron Road
Fort McMurray, Alberta**

MLS # A2278485



\$439,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,312 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating: Floor Furnace

Floors: Hardwood, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: 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 upstairs, fridge basement, central air

LIVE IN THE B'S OF Fort McMurray! This beautiful well maintained 5 bedroom, 3 baths 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, new 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! This home has a rustic flare with a modern vibe and lots of updates. 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!