



**199 Berens Place**  
**Fort McMurray, Alberta**

**MLS # A2288789**



**\$509,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Garden, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting		

**Inclusions:** N/A

Some homes just have room to live. This is one of them. Welcome to 199 Berens Place, a fully developed 4-level split tucked into a quiet Timberlea pocket, sitting on a large pie-shaped lot with RV access and backyard space that feels like you finally exhaled. With over 2,000 sq ft of developed living space, this home gives everyone their own corner&hellip; and still leaves space to gather. The main level offers a beautifully updated kitchen with rich cabinetry, black countertops, stainless steel appliances, and loads of prep space. It flows effortlessly into the bright living and dining areas, perfect for weeknight dinners or hosting the holidays without bumping elbows. Upstairs, you&rsquo;ll find a spacious primary retreat with a renovated ensuite, plus two additional bedrooms and a fully updated main bathroom. Clean, modern finishes. No carpet. Easy living. The lower level brings the cozy, a large family room anchored by a wood-burning fireplace (yes, the real kind), an additional bedroom, full bathroom, and laundry. Movie nights. Teen hangouts. Quiet evenings. It all works here. And the basement? A fully finished rec space that can flex into a games room, home gym, hobby zone, or all three. Storage is generous. Function is built in. Outside is where this property quietly shows off. The pie-shaped yard offers serious space, a deck for summer BBQs, fire pit evenings, room for trampolines, sheds, trailers, and still plenty of grass to run. With back lane access and double gates, RV parking is easy and practical. Additional highlights include: &bull; Attached double heated garage &bull; Newer windows (2019) &bull; Updated flooring throughout &bull; Central A/C &bull; Front gate AND back gate to get that RV parking in your own backyard! PWF Certificate done in 2022, perfect foundation, never an issue since in was built! This is the kind of home that

grows with you. Space for kids. Space for guests. Space for hobbies. Space to host. And in a market where space matters more than ever, that's something special.