



**190 Barber Drive
Fort McMurray, Alberta**

MLS # A2289316



\$450,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: fridge, gas stove, dishwasher, microwave, washer, dryer, window coverings, garage door opener & remote, curtains & curtain rods, green house 8x16, central air conditioning, shed, garden shed, out door table & 4 chairs, 2 chairs and coffee table (out door), pergola, garage heater, water softener, freezer, gas bbq, front door shoe cabinet, camera system that has no paid monitoring

Welcome B's in Timberlea. This two storey home gives you 1,793 sq ft of living space on a generous 6,437 sq ft lot. With 3+2 bedrooms, 3.5 bathrooms and a double attached garage, this one was built for families who refuse to settle. The main floor is where the magic happens. Hardwood floors run throughout and natural light pours in from every window. The living room features a cozy fireplace with a brick surround, white mantel and a sage green accent wall that gives the whole space character. It connects right to the kitchen so the main floor feels open and easy to live in. There is also a 3 piece bathroom on this level so nobody has to run upstairs. The main floor den can have several purposes. The kitchen is a showstopper. White shaker cabinets, granite countertops along the perimeter, a butcher block island with seating for three, tile backsplash and industrial style lighting that gives it personality. There is a gas stove for the home cook who takes things seriously and a leaded glass pantry door that adds charm you will not find in every home. The dining room sits just off the kitchen with its own modern light fixture and enough room for family dinners. Two railings to go upstairs. One a mini railing for the kids! It's the cutest!! Upstairs, the primary bedroom comes with 3 piece ensuite. Two closets. No more fighting over closet space. The additional bedrooms are a good size and share a 4 piece bathroom. Everyone gets their own corner and everyone stays happy. Head to the basement and you will find a large rec room where the whole family can spread out. Movie nights, game marathons, dance battles, whatever your crew is into. There are two bedrooms down here plus a 2 piece bathroom that doubles as the laundry room, complete with a laundry sink. The front yard has beautiful established landscaping with garden beds, flowering plants and mature trees. Now the

backyard. This is where things get exciting. The sellers love this yard and you will too. Step out under the pergola where you can dine outside surrounded by flowers and greenery. Beyond that you will find a stone fire pit with lounge seating, an 8x16 greenhouse for the serious gardener, raised garden beds, a modern storage shed, a potting bench, fruit trees and lush plantings everywhere. This is the kind of yard that makes you cancel your weekend plans because staying home is honestly better. And yes a DOG run! Not to mention RV parking in the back and side yard access. A great corner lot! The double attached garage has a heater. Central air conditioning keeps the house cool in summer. The water softener is in place and the camera system gives you peace of mind with no monthly fees. A park with a playground is just steps away. Located in the heart of Timberlea, you are close to great schools, shopping and transportation. PWF certi 2025. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?