



**103 Bear Paw Drive  
Fort McMurray, Alberta**

**MLS # A2289431**



**\$340,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Standard Shape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 234
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Shed.

Welcome to 103 Bear Paw Drive: a well maintained two storey home offering 4 bedrooms and 3.5 bathrooms, ideally situated on a corner lot in the heart of Timberlea. Proudly owned since 2011, this home is located in a fantastic family oriented neighbourhood filled with kids and close to parks and many Timberlea amenities. Enjoy walking distance to the Syncrude Athletic Park, baseball diamonds, soccer fields, skate park, and numerous outdoor trails. The bright front living room welcomes you with natural light and a gas fireplace, creating a warm and inviting first impression. The eat in kitchen features white cabinetry, stainless steel appliances, and a gas stove installed in 2018. The refrigerator was replaced in 2018 and the dishwasher was updated in 2025. Bar shelving in the dining area will remain, adding both character and storage. Convenient main floor laundry includes a stackable washer and dryer replaced in 2025 with storage included all located in the main level powder room completing this level. Upstairs you will find three bedrooms and a full bathroom, providing a private and functional layout for families. The fully finished basement, completed in 2020 with permits, adds excellent additional living space. This level includes a fourth bedroom, a spacious family room, and a full bathroom. A gas fireplace with its own thermostat creates a cozy lower level retreat. Recent major updates include shingles replaced in 2023 and a hot water tank replaced in 2025. Outside, the property offers a three car parking pad at the rear, a gas line for BBQing, an insulated shed with power, and a fully insulated dog run equipped with a heat lamp. The corner lot provides added space and curb appeal. 103 Bear Paw Drive offers space, thoughtful updates and an unbeatable location for active families. Schedule your private showing today and experience everything this Timberlea home has

to offer.