



**109 Bergeron Road**  
**Fort McMurray, Alberta**

**MLS # A2304148**



**\$499,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

**Inclusions:** Pool Table, playground, AC, Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 109 Bergeron Road, a charming and thoughtfully updated bi-level home located in the desirable community of Timberlea, offering over 2,600 sq ft of living space, CENTRAL AIR, and a HEATED DOUBLE ATTACHED GARAGE. This 4-bedroom, 3-bathroom home features a bright and functional layout with vaulted ceilings and an open-concept main living area filled with natural light. The spacious living room showcases a brick mantel gas fireplace and flows seamlessly into the dining area through an arched doorway with decorative columns, leading into the well-appointed kitchen complete with ample cabinetry, a skylight, breakfast bar, and sliding doors providing access to the rear deck—ideal for both everyday living and entertaining. The primary bedroom offers a walk-in closet and private 3-piece ensuite, while two additional bedrooms and a full bathroom complete the main level. The fully finished basement provides excellent additional space with a large recreation room, a sunken TV room, a fourth bedroom, a full bathroom, a dedicated laundry room, and plenty of storage throughout. This home has seen numerous important updates including furnace, hot water tank, and central A/C (2017–2019), windows and doors (approx. 7 years), roof and skylight (approx. 5 years), and blown-in insulation in late 2016, along with fresh paint in recent years. Step outside to enjoy the fully fenced yard featuring a NEW deck and railing (2024), playground, natural gas BBQ hookup, fire pit area, and a shed. Conveniently located close to parks, schools, shopping, and walking trails, this property offers an excellent combination of space, updates, and location—perfect for families. Book your private showing today!