

\$539,900 - 271 Berens Place, Fort McMurray

MLS® #A2162251

\$539,900

5 Bedroom, 3.00 Bathroom, 1,585 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

Welcome to the perfect family home! This sprawling bungalow offers nearly 1600 sq ft of beautifully renovated space on each level, ensuring room for everyone to spread out and enjoy. The home has undergone extensive renovations, including triple-pane vinyl windows (2014), new shingles (2014), updated siding (2021), a replaced driveway and garage pad (2014), new interior trim, floors, doors (2014), and a new hot water tank (2016), all adding to the comfort and peace of mind. Step into the massive main floor, where your family can gather in not one, but two sunken living rooms—one with a cozy wood-burning fireplace, perfect for those chilly evenings. The heart of the home, the kitchen features custom floor-to-ceiling cabinetry, a spacious eat-up island with a Jenn-Air downdraft stove, and a pantry with pull-out shelves that makes organizing a breeze. With three generous bedrooms on the main floor, including a primary suite with a 3-piece ensuite and a walk-in closet, everyone in the family will have their own privacy. The attached heated garage offers easy access to the main floor, with tall ceilings providing ample storage space for all your family's needs. Head down to the fully developed basement, where the fun continues! A huge rec room with a gas fireplace, built-in cabinets, and a murphy bed makes this space perfect for movie nights, playtime, or hosting sleepovers. Two additional bedrooms, a large storage room, and a bathroom with dual sinks and a walk-in tiled



shower complete this level, making it an ideal space for older kids or guests. Outside, the backyard is a true oasis for family fun. Enjoy summer evenings on the screened-in, covered deck, or host barbecues on the ground-level patio while the kids play in the yard. There’s even a big shed for all your outdoor toys and tools. Nestled on a quiet street within walking distance to two elementary schools, this home is the perfect setting for your family’s next chapter!

Built in 1984

Essential Information

MLS® #	A2162251
Price	\$539,900
Sold Price	\$515,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,585
Acres	0.15
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	271 Berens Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2C9

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 15th, 2024
Days on Market	10
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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