

\$284,900 - 231 Bear Paw Drive, Fort McMurray

MLS® #A2173522

\$284,900

3 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.06 Acres

Timberlea, Fort McMurray, Alberta

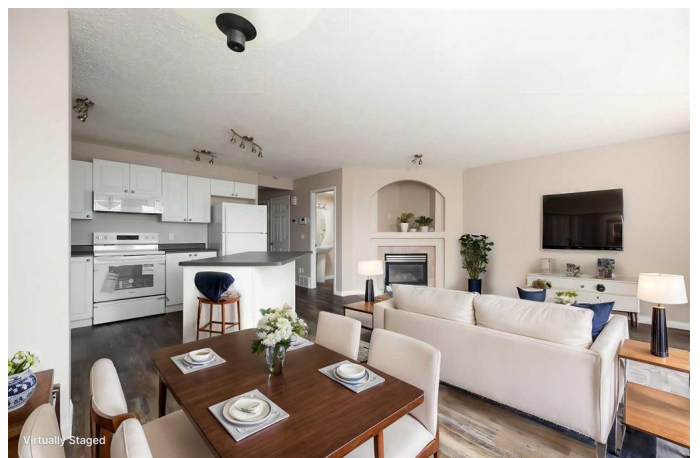
NEW CARPET UPSTAIRS, FRESH PAINT, NEW OTR MICROWAVE & OVEN, CLOSE TO SCHOOLS AND PARKS, FAMILY NEIGHBOURHOOD. Priced to sell. 3-bed, 3-bath with a fully finished basement and an attached garage. With new flooring upstairs and just finished being painted, your new home is ready for immediate possession. On the main level, you will find an open-concept living space that includes your large kitchen and a dining space. There is a half bath and direct access to the fully fenced backyard with a deck. Upstairs there are 3 huge bedrooms and a full bathroom as well. The basement has a full bath, an abundance of storage, a washer and dryer and an awesome family room that has been hard-wired for audio and visual. The location is perfect for those who enjoy sports as you are a moment away from the Syncrude Athletic Park, which has soccer pitches, baseball diamonds and a skating rink, not to mention a huge family park with a splash and play area as well. You will be within walking distance of public and site transportation, but not so close that you need to constantly be hearing it!

Built in 2004

Essential Information

MLS® # A2173522

Price \$284,900



Sold Price	\$276,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,315
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	231 Bear Paw Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R9

Amenities

Amenities	Park
Utilities	Cable Available, Electricity Available, Garbage Collection, Natural Gas Available, Sewer Available
Parking Spaces	3
Parking	Concrete Driveway, Insulated, Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 20th, 2024
Days on Market	33
Zoning	R1P
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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