

\$305,000 - 135 Bear Paw Drive, Fort McMurray

MLS® #A2228258

\$305,000

3 Bedroom, 3.00 Bathroom, 1,283 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

Wonderful family home in a great neighbourhood, for an affordable price! The main level has laminate flooring, huge bay windows and a corner gas fireplace in the living room. The adorable kitchen has lots of cabinets, and a moveable island gives extra counter space for the chef in the family! The main level is complete with a 2pc bathroom. Upstairs has three large bedrooms, the primary has a full ensuite and large closet. The basement is finished with a large rec room and fourth bedroom/office . Outside is complete with a back composite wood deck and fenced in yard and is steps away from a quiet park/playground. This home is move in ready, so call to view today! This home is being sold, "as is where is".

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2228258 |
| Price | \$305,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,283 |
| Acres | 0.07 |
| Year Built | 2001 |
| Type | Residential |



| | |
|----------|----------|
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 135 Bear Paw Drive |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2J5 |

Amenities

| | |
|----------------|-------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|----------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Other |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Mixed, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 17 |
| Zoning | R1P |

Listing Details

Listing Office COLDWELL BANKER UNITED

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