

# \$512,500 - 121 Berens Place, Fort McMurray

MLS® #A2171532

**\$512,500**

5 Bedroom, 3.00 Bathroom, 1,368 sqft  
Residential on 0.15 Acres

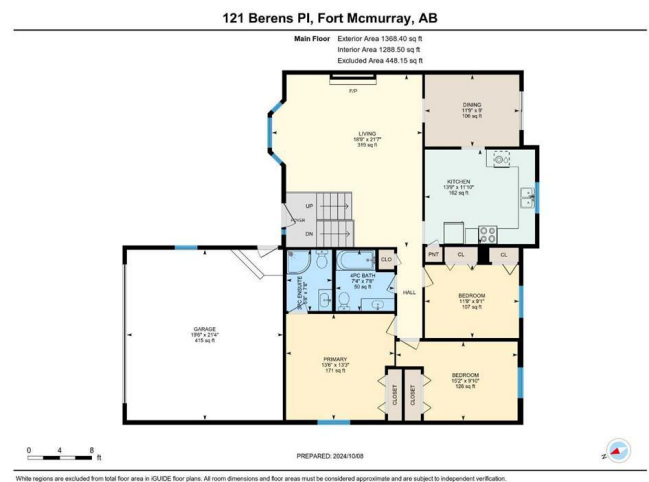
Timberlea, Fort McMurray, Alberta

Looking for the perfect home to start your journey as a homeowner? This charming bi-level home in the heart of The B's in Timberlea has just what you need! With over 1300 square feet of living space and a spacious 6400 square foot lot, there's room to grow and live comfortably. Let's take a look at how this home solves the needs of today's first-time buyers.

The kitchen is the heart of any home, and this one is ready to impress! With plenty of counter space, loads of cupboards, and a handy pantry, you'll have all the storage you need for those busy family meals. Picture yourself whipping up dinner while keeping an eye on the kids playing in the large, fully fenced backyard—perfect for family BBQs on the big deck.

Cozy nights by the wood-burning fireplace in the living room will make winter feel a lot more inviting. Plus, the bay window lets in tons of natural light, giving the space a warm and welcoming feel. And when it's time for some fun, head down to the rec room—there's enough space to fit a pool table and have some laughs with friends!

Looking for a quiet place to retreat? The primary bedroom is large enough for a king-sized bed, with a big closet and a 3-piece ensuite for extra convenience. The main bathroom has been updated with a renovated



4-piece layout thatâ€™s perfect for guests and family alike.

One of the things that makes this home so special is its location. Tucked away in a family-oriented neighbourhood, itâ€™s a peaceful spot with easy access to parks, playgrounds, and a nearby pond. Youâ€™ll love the quick commute to schools (Pre-K to Grade 12), restaurants, gas stations, and grocery stores. There are also walking and biking trails nearby, making it easy to get outside and enjoy some fresh air. In the winter the pond steps away is a great place to skate; The hill is safe for young people loving tobogganing for beginners.

And donâ€™t forget the curb appeal! The updated siding gives the house a fresh, modern look thatâ€™s sure to catch your eye as you pull up.

If you're ready to make a home in a quiet, convenient, and family-friendly neighbourhood, this bi-level beauty is calling your name!

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 1985

**Essential Information**

MLS® #	A2171532
Price	\$512,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,368
Acres	0.15
Year Built	1985

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	121 Berens Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2C8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 8th, 2024
-------------	-------------------

Days on Market 218

Zoning R1

## **Listing Details**

Listing Office RE/MAX Connect

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.