

# \$599,900 - 101 Berens Place, Fort McMurray

MLS® #A2200869

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,551 sqft  
Residential on 0.17 Acres

Timberlea, Fort McMurray, Alberta

Charming 3+2 Bedroom Bi-Level Home with In-Law Suite in Timberlea. Welcome to 101 Berens Place, a delightful 1,550+ sq. ft. bi-level home nestled in the sought-after "Heart" of Timberlea. This property offers a unique blend of character, functionality, and income potential. Vaulted Ceilings & Sunken Living Room: As you enter, you're greeted by vaulted ceilings and elegant French doors leading to a sunken living room. A decorative brick wood-burning fireplace creates a cozy ambiance, complemented by laminate flooring that extends throughout the main living areas. Bright & Functional Kitchen: The kitchen boasts white cabinetry, granite countertops, a convenient wall oven, and a central island, all set against tile flooring. Large windows flood the space with natural light, enhancing the bright and airy feel. Quaint Sunroom adjacent to the kitchen, a charming sunroom offers a serene spot to enjoy morning coffee & leads you directly to the fully fenced rear yard. The spacious primary bedroom features double closets and a private 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom accommodate family and guests comfortably. The lower level includes a cozy family room, perfect for relaxation or entertainment, accessible directly from the main living area. In-Law Suite: A standout feature is the large 2-bedroom in-law suite, complete with a separate entryway and its own laundry facilities. This space offers potential for



rental income or accommodations for extended family.Â Expansive Corner Lot: Situated on a 7,400+ sq. ft. corner lot, the property provides ample outdoor space. Enjoy the convenience of being within walking distance to elementary schools, shopping centers, and public transportation, making commutes effortless. Donâ€™t miss the chance to make this versatile property your new home.

Built in 1985

**Essential Information**

MLS® #	A2200869
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,551
Acres	0.17
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	101 Berens Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2A7

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Chandelier, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	48
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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