

**279 Berens Place**  
**Fort McMurray, Alberta**

**MLS # A2202928**



**\$380,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Off Street, Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Soaking Tub, Storage		

**Inclusions:** A/C, Dishwasher x2, Washer, Dryer, Electric Stove x2, Microwave x2, Refrigerator x2, Washer/Dryer Stacked, All Window Coverings

This beautifully maintained 6-bedroom bi-level home in the sought-after community of Timberlea offers the perfect blend of comfort, style, and investment potential. Featuring a unique layout with two self-contained suites, this home presents a rare opportunity for both multi-generational living and rental income, complete with separate entrances and laundry facilities for each level. Upon entering, you'll be greeted by beautiful hardwood floors and an abundance of natural light that fills the spacious living areas. The cozy living room, centered around a charming brick-encased wood-burning fireplace, provides the perfect spot for relaxation. The adjacent dining room and deck offer great spaces for entertaining, whether you're hosting family dinners or enjoying warm summer evenings outdoors. The well-appointed kitchen is a chef's dream, with ample counter space, abundant cabinetry, and a window above the sink, perfect for keeping an eye on children playing in the large backyard. On the main level, you'll find three generously sized bedrooms, including a primary suite with a 2 pc ensuite for ultimate convenience. The updated 4-piece bathroom offers modern finishes and plenty of space for family use. The fully private, walk-up basement features a separate entrance and its own laundry, making it ideal for rental opportunities. The bright, open-concept design seamlessly connects the living room and kitchen, creating a welcoming atmosphere. This level also features three spacious bedrooms and another 4-piece bathroom, making it a perfect illegal suite for additional rental income or extended family living. Outside, the expansive deck overlooks a large backyard, offering a perfect space for summer BBQs, outdoor relaxation, or gardening. Located within walking distance to Timberlea School, a variety of shops, restaurants, and amenities at Timberlea

Landing, as well as parks, playgrounds, sports fields, and the scenic Birchwood Trails, this home is perfectly positioned to meet all your needs. With easy access to Highway 63, commuting to downtown is a breeze. This home is situated in a great location, has a flexible layout, and the potential for rental income make this exceptional home one you won't want to miss! Get in touch today for your personal viewing.