

# \$525,000 - 182 Berens Place, Fort McMurray

MLS® #A2220464

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Residential on 0.16 Acres

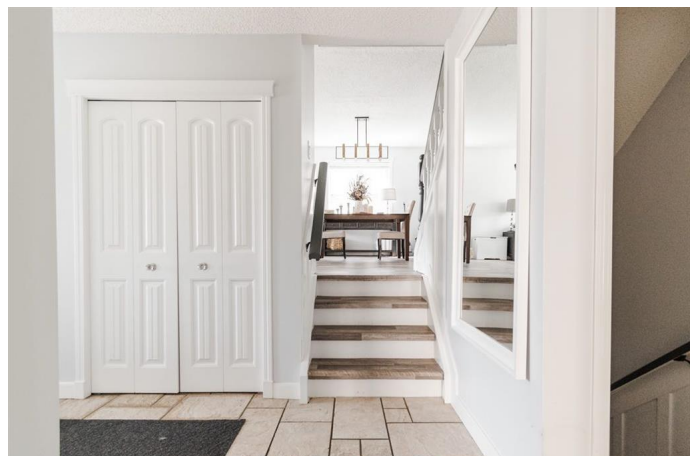
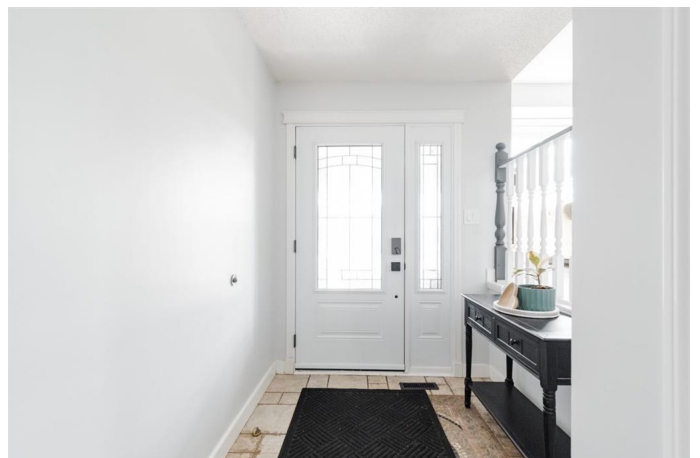
Timberlea, Fort McMurray, Alberta

Welcome to 182 Berens Place: Nestled on a quiet street in the heart of the beloved "Heart of Timberlea", this beautifully updated and completely turn-key home blends timeless charm with modern style in one of the area's most picturesque neighbourhoods. Surrounded by mature trees and close to top-rated schools, trails, and all of Timberlea's amenities, this is a location that families love for both its peaceful setting and everyday convenience.

From the moment you arrive, the curb appeal makes a lasting impression. A wide concrete driveway leads to a double attached garage, and the freshly updated exterior "complete with new siding, shingles, windows, and doors" offers a clean, modern look with undeniable charm.

Inside, the home opens into a bright and stylish main floor where luxury vinyl plank flooring, fresh light paint, and updated baseboards create a soft, contemporary feel. The front formal living and dining area is filled with natural light, providing a lovely space for gatherings. The kitchen has been tastefully refreshed with white cabinetry, quartz countertops, black hardware, subway tile backsplash, and a quaint coffee nook overlooking the lush backyard "perfect for slow mornings at home.

Step down into the cozy sunken family room where a wood-burning fireplace, framed by a striking herringbone feature wall, adds warmth and character. Light-toned hardwood flooring



adds to the inviting atmosphere, and garden doors lead to an exceptional backyard retreat. Fully fenced and surrounded by towering trees, the yard features a patio, raised garden beds, and plenty of green spaceâ€”private, peaceful, and perfect for unwinding outdoors. Upstairs, the home continues to impress with three spacious bedrooms and thoughtful design details like wainscoting in the hallway and one of the bedrooms. The primary suite offers a walk-in closet and a refreshed 3-piece ensuite, while the main bathroom features a jetted tub and finishes that tie into the kitchenâ€™s updated style, creating a cohesive and elegant look throughout the home.

The first lower level provides a large rec room ideal for a home theatre, gym, or kidsâ€™ play space, while the basement offers additional storage and laundry. With three separate living areas and a well-balanced layout, this home offers both function and flexibility.

Additional highlights include a new electrical panel, on-demand hot water (2022), and an updated furnace (2008). Freshly painted and immaculately maintained, this home is the definition of move-in ready.

Set in a storybook neighbourhood and styled with care from top to bottom, 182 Berens Place is a home youâ€™ll fall in love with the moment you step inside. Book your private tour today.

Built in 1985

**Essential Information**

MLS® #	A2220464
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,700
Acres	0.16
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### **Community Information**

Address	182 Berens Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2C4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	39
Zoning	R1

**Listing Details**

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

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.