

# \$399,900 - 120 Bergeron Road, Fort McMurray

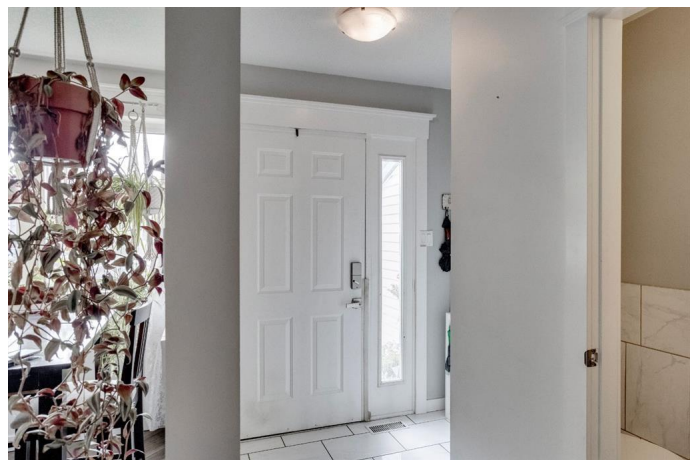
MLS® #A2185606

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,315 sqft  
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Affordable Single Family! Large Fenced Lot!  
NEW Singles in 2019! Welcome to 120  
Bergeron Road. This 1315 sq ft 3 bed, 1 & 1/2  
bath 3 level split homes sits in the beautiful  
and established neighbourhood of Timberlea.  
The main level features an OPEN & BRIGHT  
living space with laminate floors and multiple  
windows that let in plenty of natural light. The  
gorgeous RENOVATED kitchen is complete  
with STAINLESS STEEL APPLIANCES, gas  
stove with range hood, white laminate  
counters, raised breakfast bar with quartz  
countertop, glass tile backsplash and a large  
corner pantry. The living room sits off the  
kitchen & dining area and has convenient  
sliding door access to the large backyard with  
large deck. The main floor also features an  
updated 2 piece bathroom. The upper level is  
complete with 3 spacious bedrooms with  
carpet flooring that includes a SPACIOUS  
primary bedroom with close access to a  
renovated 4 piece bathroom with dual vanity,  
shower/ tub with tile surround and ceramic tile  
floors. Head down to the basement where you  
will find a partially finished basement that can  
be utilized for storage or another large  
recreation space. This fully fenced yard is  
large and is perfect for the young family with  
pets or children. This home has ATTACHED  
SINGLE GARAGE that could make a perfect  
man cave or work space. This property is  
situated within walking distance to several  
schools and bus stops. Call now to schedule  
your private viewing!



Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2185606    |
| Price          | \$399,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,315       |
| Acres          | 0.13        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Split Level |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 120 Bergeron Road |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 2B7           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Double Vanity             |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Stove |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Electric                                                     |
| Has Basement      | Yes                                                          |

Basement                      Partial, Partially Finished

**Exterior**

Exterior Features      Other  
Lot Description        Back Yard  
Roof                      Asphalt  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              January 6th, 2025  
Days on Market        104  
Zoning                    R1

**Listing Details**

Listing Office            ROYAL LEPAGE BENCHMARK

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