



**277 Barber Drive
Fort McMurray, Alberta**

MLS # A2305886



\$559,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,554 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, shed, garage door opener & remote, garage heater, garage shelving, all blinds, fan hood, central ac, central vac & attachments, cabinet in laundry room, tv and remote, freezer, water softener

Welcome to this spacious family home offering over 3,000 sqft of living space on a bright corner lot just steps from both St. Anne's and Timberlea Public Elementary Schools. With a functional layout, extensive updates, and room for the whole family to grow, this home checks every box for busy family living. The main floor is designed with both comfort and practicality in mind, featuring an inviting eat-in kitchen with stainless steel appliances, abundant countertop space, and a dining nook with direct access to the back deck and yard. Just off the kitchen is the oversized laundry room, complete with a front-loading washer and dryer, freezer, and enough storage space to double as a walk-in pantry. Conveniently located between the kitchen and bedrooms, this space is perfectly suited for active family life. The main level features a spacious primary bedroom with a walk-in closet and ensuite bathroom complete with a jet tub and separate shower. Two additional children's bedrooms and a full 4PC bathroom complete the main floor. Thanks to the corner lot location and additional side windows, the home is filled with natural light throughout. The fully developed basement offers over 1,500 sqft on its own and truly does not feel like a basement thanks to the huge above-ground windows and bright, open feel. Downstairs you will find 2 more bedrooms, a large family room with a cozy gas fireplace, a 3PC bathroom, and an enormous rec room finished with durable LVP flooring on a subfloor. This flexible space is perfect for a games room, movie room, gym, or even a home-based business, and was previously licensed for a day home. Outside, the backyard offers endless potential for entertaining and family fun. Enjoy the covered deck that acts as the perfect 3-season room, providing shade in the summer and a sheltered space for winter BBQs. Kids will love the built-in

climbing wall and slide, while gardeners will appreciate the raised garden beds. Best of all, the yard features double swinging gates for easy access, enclosed storage beneath the deck for keeping tools dry and organized, plus an additional metal shed tucked along the side of the home. Additional highlights include a heated 26' x 24' garage with hot and cold water, epoxy floors, a wide driveway that fits up to 4 vehicles, and numerous updates including shingles (2019), hot water tank (2022), new carpet and LVP flooring (2021), upgraded bathrooms with new toilets, sinks, and faucets, new blinds, and a new central A/C unit (2026). This is the ideal opportunity for families looking for space, functionality, and an unbeatable location close to schools and amenities.