



GRASSROOTS
REALTY GROUP

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**197 Black Bear Crescent
Fort McMurray, Alberta**

MLS # A2319617



\$309,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	943 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 234
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan		

Inclusions: Window Coverings, Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Shed + Shed Heater, Air Conditioner

Welcome to this well-maintained single-family home offering a functional layout, numerous updates, and excellent outdoor space. Featuring 2+2 bedrooms and 2 full bathrooms, this home provides plenty of room for families, guests, or a home office setup. Major upgrades have already been completed, including shingles replaced in 2023, new windows in 2021, + a new fence in 2020, providing peace of mind for years to come. Additional comforts include central air conditioning to keep you cool throughout the summer months. Situated on a spacious 3,900+ sq. ft. lot, the backyard is designed for both relaxation and functionality. Enjoy evenings around the fire pit area or take advantage of the impressive 12' x 12' heated shed, built in 2021, featuring an overhead door and upper loft for additional storage. Whether you're looking for extra workspace, storage, or a hobby area, this versatile outbuilding. You also have a double gate for easy access into the backyard! Inside you have a main floor the features a bright updated kitchen complete with modern white cabinetry butcher block countertop, + stainless appliances installed in 2017. The main level offers laminate flooring the spans throughout. Your primary bedroom is located at the rear of the home with your 4 piece bathroom located directly beside. The fully developed concrete basement adds 2 additional bedrooms, a 4-piece bathroom, and valuable living space for growing families. + your laundry room complete with storage! Move-in ready, with quick possession available! This property combines practical updates, comfortable living space, and great outdoor amenities in one attractive package. Call to tour today!