



GRASSROOTS
REALTY GROUP

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174 Berens Place
Fort McMurray, Alberta

MLS # A2345700



\$409,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,386 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer

WELCOME TO 174 BERENS PLACE - SPACE, FUNCTION, AND VALUE IN A FAMILY-FRIENDLY NEIGHBOURHOOD! This wonderful home offers the perfect combination of space and versatility with 5 bedrooms, 3 bathrooms, gym and a recreation area, making it an excellent opportunity for growing families. The main level features a bright and functional layout designed for everyday living, complete with a spacious living area and a cozy fireplace. The kitchen provides ample room for meal prep and flows seamlessly into the dining area. The primary bedroom includes its own 4-piece ensuite, offering comfort and privacy, while additional bedrooms provide plenty of space for family members or a home office. The fully finished basement adds significant extra living space and flexibility, featuring additional bedrooms, a full bathroom, and a second gas fireplace, perfect for relaxing or entertaining. Step outside to a fully fenced yard, ideal for kids and pets, complete with a shed for additional storage and room to enjoy the outdoors. The home also includes an attached double garage (heated, currently not in use), providing excellent potential for parking, storage, or a workshop setup. Located in a quiet, family-friendly neighbourhood, this property is just minutes away from schools, shopping, public transit, and nearby greenspace and walking trails. With its generous layout, great location, and strong value, 174 Berens Place is a must-see. Book your private showing today!