

# \$305,000 - 135 Bear Paw Drive, Fort McMurray

MLS® #A2228258

## \$305,000

3 Bedroom, 3.00 Bathroom, 1,283 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

Wonderful family home in a great neighbourhood, for an affordable price! The main level has laminate flooring, huge bay windows and a corner gas fireplace in the living room. The adorable kitchen has lots of cabinets, and a moveable island gives extra counter space for the chef in the family! The main level is complete with a 2pc bathroom. Upstairs has three large bedrooms, the primary has a full ensuite and large closet. The basement is finished with a large rec room and fourth bedroom/office . Outside is complete with a back composite wood deck and fenced in yard and is steps away from a quiet park/playground. This home is move in ready, so call to view today! This home is being sold, "as is where is".

Built in 2001

## Essential Information

MLS® #	A2228258
Price	\$305,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,283
Acres	0.07
Year Built	2001
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	135 Bear Paw Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2J5

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	R1P

**Listing Details**

Listing Office                    COLDWELL BANKER UNITED

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