

**101 Berens Place  
Fort McMurray, Alberta**

**MLS # A2200869**

**\$599,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Separate Entrance, Storage, Vaulted Ceiling(s)		

**Inclusions:** Window Coverings, Fridge, Cook top, Wall oven, Microwave, Washer, Dryer, TV mtg. Bracket in Primary, TV mtg bracket in the basement, Air Conditioner, Garage overhead opener, Basement: Stove, Fridge, Washer, Dryer, Shed, Firepit, Garage rubber flooring.

Charming 3+2 Bedroom Bi-Level Home with In-Law Suite in Timberlea. Welcome to 101 Berens Place, a delightful 1,550+ sq. ft. bi-level home nestled in the sought-after “” of Timberlea. This property offers a unique blend of character, functionality, and income potential. Vaulted Ceilings & Sunken Living Room: As you enter, you’re greeted by vaulted ceilings and elegant French doors leading to a sunken living room. A decorative brick wood-burning fireplace creates a cozy ambiance, complemented by laminate flooring that extends throughout the main living areas. Bright & Functional Kitchen: The kitchen boasts white cabinetry, granite countertops, a convenient wall oven, and a central island, all set against tile flooring. Large windows flood the space with natural light, enhancing the bright and airy feel. Quaint Sunroom adjacent to the kitchen, a charming sunroom offers a serene spot to enjoy morning coffee & leads you directly to the fully fenced rear yard. The spacious primary bedroom features double closets and a private 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom accommodate family and guests comfortably. The lower level includes a cozy family room, perfect for relaxation or entertainment, accessible directly from the main living area. In-Law Suite: A standout feature is the large 2-bedroom in-law suite, complete with a separate entryway and its own laundry facilities. This space offers potential for rental income or accommodations for extended family.&nbsp;&nbsp;Expansive Corner Lot: Situated on a 7,400+ sq. ft. corner lot, the property provides ample outdoor space. Enjoy the convenience of being within walking distance to elementary schools, shopping centers, and public transportation, making commutes effortless. Don’t miss the chance to make this versatile property your new home.