

# \$254,900 - 187 Bear Paw Drive, Fort McMurray

MLS® #A2251766

## \$254,900

3 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 187 Bear Paw Dr “ Looking for your first home? This home features 3+1 bedrooms and 2.5 bathrooms. The main floor features a powder room, an open kitchen, dining room and living room with a gas fireplace. The dining nook opens up to the back deck and back yard. The back yard is fully fenced- perfect for BBQs, pets, and playtime along with a generous side yard for a storage shed. The second level features a 3 bedrooms and a 4 PC bathroom . The primary bedroom has double closet and the second bedroom has a walk in closet. The basement is developed with a large bedroom but it could be used a family room. Out front a single attached garage and a 2-car driveway means there’s plenty of parking room. Don't miss this opportunity to own your own home in a family-friendly neighborhood. Book your showing today! SOLD AS IS WHERE IS.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251766  |
| Price          | \$254,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,321     |
| Acres          | 0.08      |



|            |               |
|------------|---------------|
| Year Built | 2004          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 187 Bear Paw Drive |
| Subdivision | Timberlea          |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9K 2R8            |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Park, Snow Removal, Visitor Parking             |
| Parking Spaces | 1                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

### **Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | Laminate Counters |
| Appliances        | See Remarks       |
| Heating           | Forced Air        |
| Cooling           | None              |
| Fireplace         | Yes               |
| # of Fireplaces   | 1                 |
| Fireplaces        | Gas               |
| Has Basement      | Yes               |
| Basement          | Finished, Full    |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Back Yard, Landscaped  |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 15                  |
| Zoning         | R1P                 |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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