

# \$249,900 - 287 Bear Paw Drive, Fort McMurray

MLS® #A2247513

**\$249,900**

4 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.06 Acres

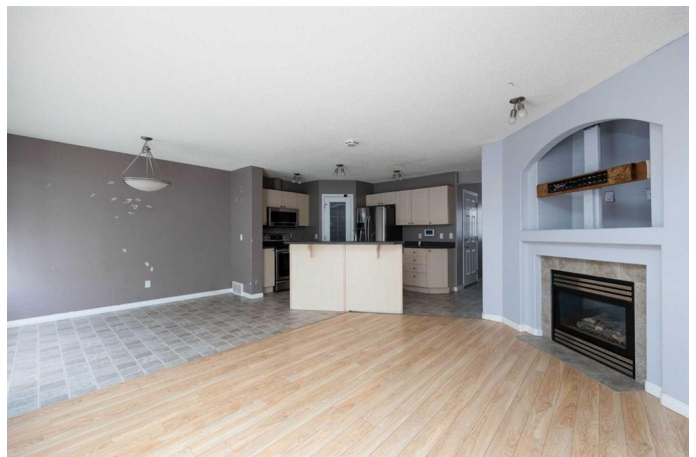
Timberlea, Fort McMurray, Alberta

FANTASTIC OPPORTUNITY TO GET INTO THE MARKET! This semi-detached (half duplex) home features an attached garage, open concept main floor with kitchen overlooking into the dining and living room with gas fireplace. Also on the main floor is a powder room. On the second floor you will find 3 bedrooms, one 4pc bathroom. The basement is developed with a family room, 3 PC bath and 4th bedroom and laundry. CALL NOW AND MAKE THIS YOUR HOME TODAY! Property sold as is where is without any seller's warranties or representations.

Built in 2005

## Essential Information

MLS® #	A2247513
Price	\$249,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,309
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active



## Community Information

Address	287 Bear Paw Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2W1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R1P

## Listing Details

Listing Office	RE/MAX Connect
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