# \$579,000 - 117 Barber Drive, Fort McMurray

MLS® #A2253983

## \$579,000

4 Bedroom, 4.00 Bathroom, 1,958 sqft Residential on 0.16 Acres

Timberlea, Fort McMurray, Alberta

117 BARBER DRIVE! Timberlea family home located directly across from both Public & Catholic elementary schools; you can watch the kids walk to school from your front porch here for sure! You also have a Triple attached garage with triple wide driveway and large back yard! Inside on the 2nd floor you have 3 beds up including primary bedroom with large esnuite down to the main floor you have laundry/mudroom to the attached triple garage; off the mudroom you go directly to the main floor bath and through to the kitchen that has corner pantry, lots of cupboard space & large island all open concept with vaulted ceiling in the living room looking out to the back deck. Main floor also has large foyer and main floor den/office/ flex room. Basement is 90% developed with a 4th bedroom large family room and roughed in bathroom. This 1.5 Storey has LOCATION LOCATION LOCATION easy to view call today!

Built in 1999

**Bathrooms** 

#### **Essential Information**

MLS®# A2253983 Price \$579,000 Bedrooms 4 4.00

**Full Baths** 2

Half Baths 2

Square Footage 1,958







Acres 0.16 Year Built 1999

Type Residential

Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 117 Barber Drive

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K2E3

## **Amenities**

Parking Spaces 5

Parking Concrete Driveway, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

See Remarks, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Landscaped, Square Shaped Lot

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

## **Additional Information**

Date Listed September 13th, 2025

Days on Market 47

Zoning R1

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

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