

# \$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

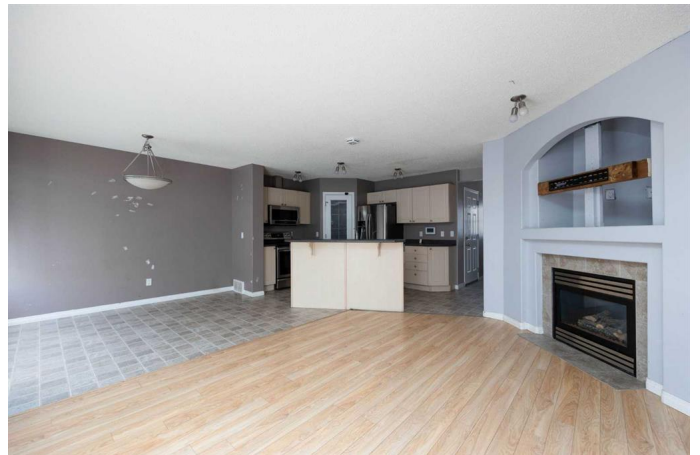
Timberlea, Fort McMurray, Alberta

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 | 16               |
| Zoning         | R1P              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.