

\$575,900 - 117 Barber Drive, Fort McMurray

MLS® #A2253983

\$575,900

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

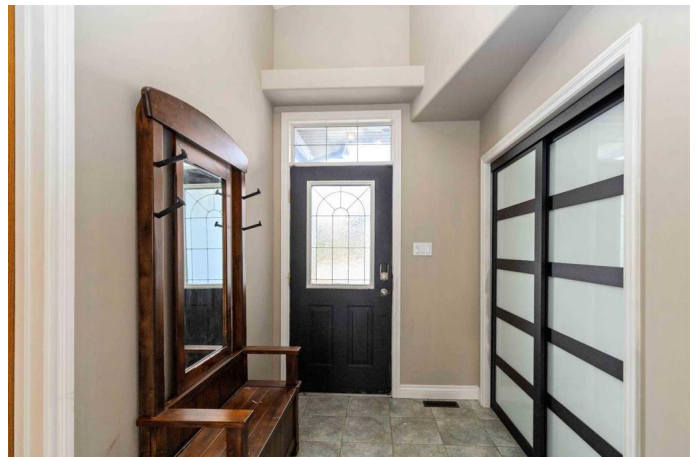
Timberlea, Fort McMurray, Alberta

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 ensuite 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

Essential Information

MLS® #	A2253983
Price	\$575,900
Bedrooms	4
Bathrooms	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	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	68
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.