



THE
A-TEAM

**RE/MAX
FIRST**

333 BRETT Drive, Fort McMurray T9K 1S7

MLS® #: **A2090455**

Area: **Timberlea**

Listing Date: **10/29/23**

List Price: **\$849,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$49k, 19-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1998**
Lot Information
Lot Sz Ar: **25,833 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,908**
Low Sqft:
Ttl Sqft: **1,908**

DOM

204

Layout

Beds: **7 (3 4)**
Baths: **5.0 (5 0)**
Style: **Bungalow**

Parking

Ttl Park: **20**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Few Trees,Front Yard,Lawn,Greenbelt,No Neighbours Behind,Irregular Lot,Paved Double Garage Attached,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Heat Pump,Hot Water,Natural Gas,Radiant**
Sewer:
Ext Feat: **Fire Pit,Lighting**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Water Purifier**
Int Feat: **Central Vacuum,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Vaulted Ceiling(s),Walk-In Closet(s),Wood Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`11" x 13`0"	Living Room	Main	19`2" x 17`10"
Dining Room	Main	13`11" x 11`10"	Bedroom - Primary	Main	17`0" x 13`5"
Bedroom	Main	12`11" x 10`0"	Bedroom	Main	13`5" x 9`3"
Bedroom	Basement	21`10" x 12`0"	Bedroom	Basement	12`3" x 6`9"

Bedroom
Den
4pc Bathroom
4pc Bathroom

Basement
Basement
Main
Basement

11`11" x 7`4"
12`3" x 6`0"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
4pc Ensuite bath
4pc Ensuite bath
3pc Bathroom

Basement
Main
Basement
Basement

15`0" x 8`2"
0`0" x 0`0"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9622658

Zoning:
R1

Remarks

Pub Rmks:

For additional information, please click on Brochure button below. Beautiful family home on 0.6 acres in Timberlea. Backs onto greenbelt, with views over the pond, this home offers plenty of room inside and out: 7 bedrooms, 1 den, 5 full bathrooms and an endless driveway! Over the years the whole (80%) house is renovated and updated. The main floor is very open concept, 18 ft. ceiling. Kitchen is brand new (2020) with butcher block counter tops, microwave drawer, and cooking island with retracting hood. Bosch and Miele appliances. French doors leading to two-tiered deck and screened-in porch. Both main floor and basement are equipped with in-floor heat. (2010) NO forced air in the house. All 5 full bathrooms have hanging European-style toilets. Basement has another master ensuite, with steam shower. House has automatic water shutoff system, a continuous hot water supply, and air exchange system in basement, and central vac. Two car garage with gas fueled heater. Brick driveway in front of garage is over 38 ft wide and 70 ft long, it goes along side the house to more space for parking in the back! There is too much to mention.

Inclusions:
Property Listed By:

none
Easy List Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

















