



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136 BROSSEAU Crescent, Fort McMurray T9K 2G8**

MLS® #: **A2107103**

Area: **Timberlea**

Listing Date: **02/12/24**

List Price: **\$517,700**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$22k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1982**

Lot Information

Lot Sz Ar:

**8,025 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,256**

Low Sqft:

Ttl Sqft:

**1,256**

DOM

**90**

Layout

Beds:

**4 (4 )**

Baths:

**2.0 (2 0)**

Style:

**4 Level Split**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped,Street Lighting,Private  
Double Garage Attached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Brick,Stucco**

Flooring:

**Hardwood,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Built-in Features,Central Vacuum,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Quartz Counters,See Remarks**

Utilities:

Room Information

Room

**5pc Bathroom**

**Bedroom - Primary**

**Bedroom**

Level

**Main**

**Second**

**Third**

Dimensions

**10`8" x 15`2"**

**9`6" x 13`9"**

Room

**3pc Bathroom**

**Bedroom**

**Bedroom**

Level

**Third**

**Second**

**Second**

Dimensions

**8`11" x 13`9"**

**10`2" x 11`9"**

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R1**

Legal Desc:

8320286

Remarks

Pub Rmks:

**INCREDIBLE PRICE FOR THIS LOCATION! FORT MCMURRAY'S MOST SOUGHT OUT STREET BROUSSEAU CRES. IMMACULATE AND RENOVATED MOVE-IN READY HOME ON AMAZING BROUSSEAU CRESCENT! JUST UNDER 2500 SQ FT OF LIVING SPACE, Situated on an 8200 SQ FT PRIVATE TREED LOT, with MANY INTERIOR AND EXTERIOR RENOVATIONS. The exterior has seen NEW WINDOWS(2016), NEW SHINGLES(2020), NEW EXTERIOR DOORS, AND REFRESHED WITH PAINT EXTERIOR STUCCO SIDING AND A NEW DECK. The Interior has seen NEW KITCHEN, NEW BATHROOM, NEW TRIM, NEW DOORS, NEW FURNACE(2021), NEW HOT WATER TANK (2022), NEW CENTRAL A/C (2021)NEW APPLIANCES, and NEW CUSTOM BLINDS. You will be hard-pressed to find a better home with this location for under \$600k. Step inside this immaculate home where pride of ownership shines through. First, you are greeted by a front foyer that leads you to your great room with HARDWOOD FLOORS, GAS FIREPLACE WITH SLATE FACED MANTLE. Then you have the amazing RENOVATED KITCHEN WITH WHITE CABINETS, LARGE ISLAND WITH BUTCHER BLOCK COUNTER TOPS, TILED BACK SPLASH, AND A LARGE WINDOW OVERLOOKING YOUR YARD, to complete this main level you have a large dining room with garage doors leading to your yard and freshly stained deck. The Upper level offers 3 bedrooms and extensively renovated 4pc bathroom with tile floors, large vanity, stand-up shower, HEATED FLOORS, LARGE SOAKER TUB. The 3rd level of the home offers a family room featuring updated carpets, wainscoting on the walls, and built-in electric fireplace. This level includes a 4th bedroom and renovated bathroom with tiled shower and glass doors. The square footage continues with a 4th level offering built-in cabinets for storage, office space, and den. This turn-key home will not disappoint and is perfectly located in the Fabulous B's neighborhood within walking distance to schools, parks, and across the street from the Birchwood trails. Call today for your personal tour!**  
**Fridge, stove, microwave, washer, dryer, dishwasher, blinds, central a/c, garage heater, weber BBQ (gas)**  
**COLDWELL BANKER UNITED**

Inclusions:

Property Listed By:

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

























