



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2114031**

Area: **Timberlea**

Listing Date: **03/12/24**

List Price: **\$479,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$21k, 03-May**

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:

**1,607**

Low Sqft:

Ttl Sqft:

**1,607**

DOM

**58**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**4 Level Split**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Landscaped,Rectangular Lot**

**Concrete Driveway,Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Storage,Vinyl Windows**

Utilities:

Room Information

Room

**Living Room**

**Kitchen**

**Family Room**

**4pc Bathroom**

**Bedroom**

**3pc Bathroom**

**Game Room**

Level

**Second**

**Second**

**Main**

**Third**

**Third**

**Basement**

**Basement**

Dimensions

**19`3" x 12`11"**

**12`11" x 13`0"**

**18`11" x 18`1"**

**7`7" x 4`10"**

**9`5" x 11`5"**

**5`5" x 8`8"**

**10`6" x 10`8"**

Room

**Dining Room**

**2pc Bathroom**

**3pc Ensuite bath**

**Bedroom**

**Bedroom - Primary**

**Bedroom**

**Laundry**

Level

**Second**

**Main**

**Third**

**Third**

**Third**

**Basement**

**Basement**

Dimensions

**8`9" x 13`5"**

**4`5" x 4`7"**

**7`7" x 6`0"**

**9`5" x 10`3"**

**11`2" x 11`7"**

**10`2" x 10`7"**

**8`3" x 9`8"**

Storage	Basement	7`10" x 7`3"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R1</b>	
Legal Desc:	<b>8320286</b>		Remarks
Pub Rmks:	<b>Welcome to this charming 4 bed, 4 bath family home situated on a generous 8000 sq ft lot in the sought-after Timberlea B's neighbourhood. Directly across from the Birchwood Trails, outdoor adventures are just steps away. The home features a spacious living and dining area with abundant natural light, leading to your first deck. The newer kitchen boasts ample storage, stainless steel appliances, and plenty of counter space. This split-level gem has a cozy family room with a wood-burning fireplace, leading to a ground-level deck and expansive backyard. The upper level offers 3 bedrooms and 2 bathrooms, including a primary bedroom with a 3 piece ensuite, and a surprise deck off one of the bedrooms. The basement offers another bedroom, a beautiful 3 piece bathroom, spacious laundry room, and a playroom/gym area plus plenty of storage in the large crawl space. Complete with a single attached garage, ample parking, and close proximity to 3 premier schools, shopping, and amenities, this home is a true gem. Don't wait too long to snag this one - CALL today!</b>		
Inclusions: Property Listed By:	<b>Fridge, Stove, OTR microwave, Dishwasher, Washer &amp; Dryer, Freezer in basement, Shed COLDWELL BANKER UNITED</b>		

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



















