



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**179 BREUKEL Crescent, Fort McMurray T9K 1W6**

MLS® #: **A2114093**

Area: **Timberlea**

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

List Price: **\$629,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2000**

Lot Information

Finished Floor Area

Abv Sqft:

**1,371**

Low Sqft:

Ttl Sqft:

**1,371**

Lot Sz Ar:

**6,683 sqft**

Lot Shape:

DOM

**60**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**7**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Standard Shaped Lot,Street Lighting  
220 Volt Wiring,Concrete Driveway,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Laminate,Tile,Wood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat:

**Double Vanity,Kitchen Island,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>11`10" x 8`4"</b>
<b>Dining Room</b>	<b>Second</b>	<b>8`1" x 13`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 10`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 10`5"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>6`11" x 10`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`11" x 9`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`5" x 7`7"</b>

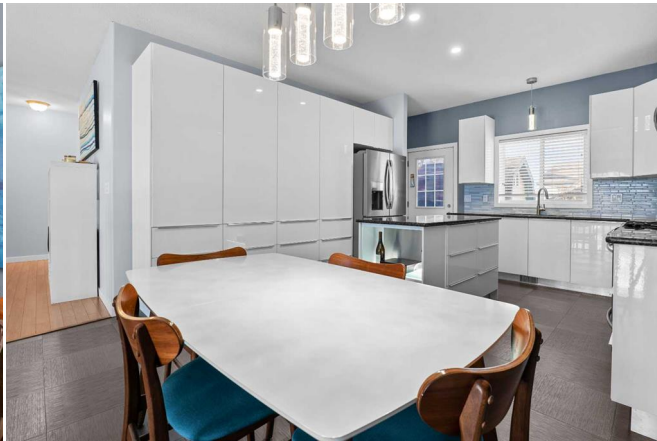
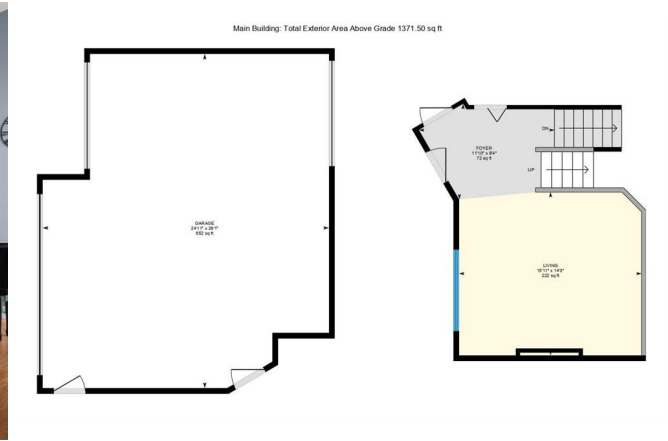
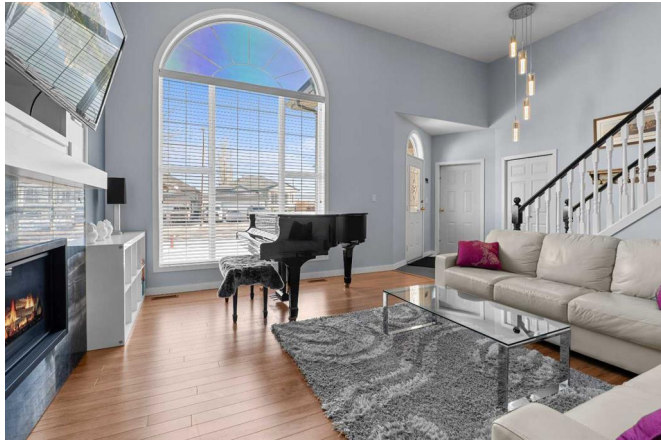
Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 14`3"</b>
<b>Kitchen</b>	<b>Second</b>	<b>10`9" x 13`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`10" x 10`5"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`2" x 5`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`6" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`0" x 16`1"</b>

Bedroom	Basement	9`10" x 15`9"	Legal/Tax/Financial
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R1</b>	
	<b>8521149</b>		Remarks
Pub Rmks:	<b>Welcome to 179 Breukel Crescent. Located in the desirable B's, this rare find boasts a rare triple car garage and has been completely remodelled from top to bottom, offering modern elegance and functionality throughout. As you step inside, you'll be greeted by elegant high ceilings and updated lighting fixtures, creating a welcoming atmosphere. The bright living room features a cozy gas fireplace with updated tile and wood mantle, perfect for relaxing or entertaining guests. The upper level of the home showcases a gorgeous dining area and a completely remodelled kitchen. With new modern cabinetry, granite counters, updated appliances, and a spacious kitchen island with built-in shelves and lighting, the kitchen is both stylish and practical. Plus, the door access to the large deck outside makes it ideal for hosting gatherings. This level also includes three bedrooms, including a luxurious primary bedroom with a fully remodelled 4-piece ensuite and a spacious walk-in closet with updated built-ins. Two additional generous-sized bedrooms and a main 4-piece bathroom complete this level. The fully finished basement features large windows, a spacious recreation room with a gas fireplace, and two large bedrooms, along with a fully updated 3-piece bathroom. Plus, there's ample storage space with crawl space access leading to a 222-square-foot storage area. Outside, the backyard is a stunning oasis with two sheds, one of which has two levels, electricity and electric heat, perfect for storage or a workshop. The deck provides ample space for outdoor entertaining, making it the perfect spot for summer barbecues or enjoying the beautiful surroundings. This property's triple car garage offers so much space and functionality. It also has radiant heat and is complete with 220-volt wiring, plus door access, which leads to the backyard. Located in one of the most family-oriented neighbourhoods in Timberlea, what more could you be looking for? Check out the photos, floor plans, and 3D tour and call today to book your private viewing.</b>		
Inclusions: Property Listed By:	<b>Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Water Softener, and Shed.</b> <b>ROYAL LEPAGE BENCHMARK</b>		

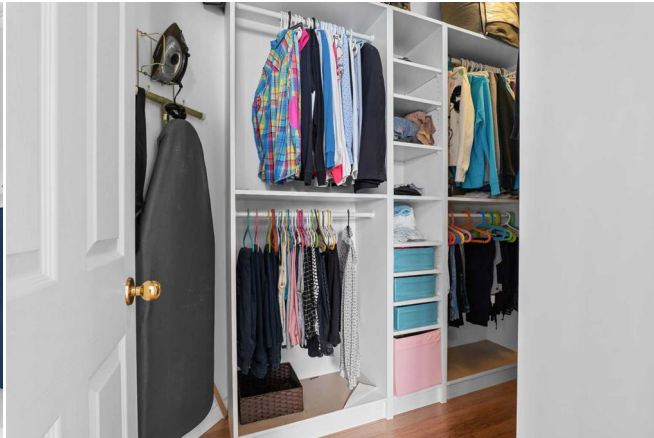
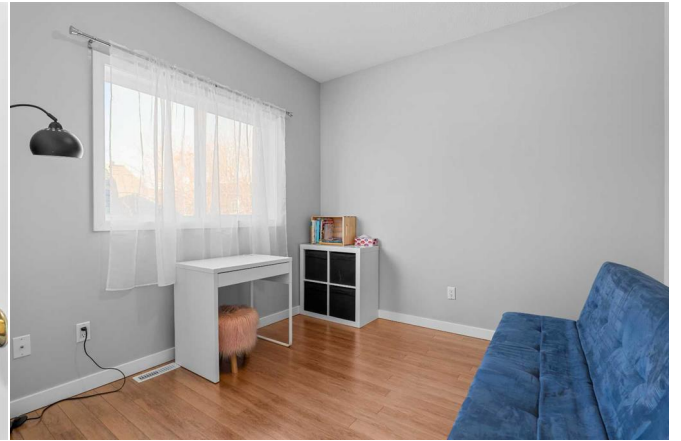
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800



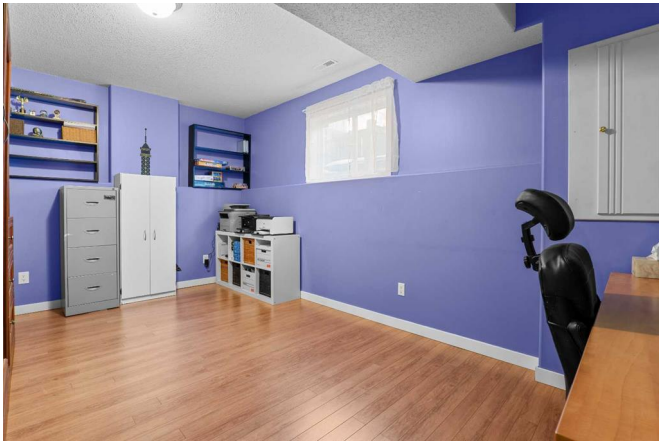












Basement (Below Grade) Exterior Area 908.33 sq ft  
Interior Area 841.31 sq ft  
Excluded Area 36.61 sq ft









