



THE
A-TEAM

**RE/MAX
FIRST**

321 BRETT Drive, Fort McMurray T9K 1S7

MLS®#: **A2114724**

Area: **Timberlea**

Listing Date: **03/13/24**

List Price: **\$812,700**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$47k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1997**
Lot Information
Lot Sz Ar: **22,604 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,840**
Low Sqft:
Ttl Sqft: **2,840**

DOM

50
Layout
Beds: **7 (5 2)**
Baths: **5.0 (5 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **11**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Creek/River/Stream/Pond,Gazebo

Additional Parking,Double Garage Attached,Garage Faces Side,Heated Garage,Insulated,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Lighting**

Construction: **Concrete,Manufactured Floor Joist,Masonite,Mixed**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **Crown Molding,Double Vanity,High Ceilings,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities: **Cable Internet Access,Cable Connected,DSL Available,Electricity Connected,Natural Gas Available,Natural Gas Connected,Fiber Optics Available,High Speed Internet Available,Phone Available,Sewer Connected,Underground Utilities,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	15`0" x 14`0"	Bedroom	Second	14`0" x 20`0"
4pc Bathroom	Second		Office	Second	11`0" x 15`0"

Covered Porch	Second	8`0" x 14`0"	Nook	Main	9`0" x 10`0"
Bedroom	Main	11`0" x 12`0"	Bedroom	Main	14`0" x 12`0"
Bedroom - Primary	Main	16`0" x 12`0"	5pc Ensuite bath	Main	12`0" x 12`0"
3pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	12`0" x 10`0"
Kitchen	Main	11`0" x 11`0"	Nook	Main	9`0" x 9`0"
Great Room	Main	21`0" x 15`0"	Foyer	Main	6`0" x 9`0"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Basement	14`0" x 15`0"
Bedroom	Basement	14`0" x 11`0"	6pc Bathroom	Basement	14`0" x 10`0"
Game Room	Basement	24`0" x 13`0"	Kitchenette	Basement	16`0" x 10`0"
Media Room	Basement	14`0" x 25`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1E**
Legal Desc: **9622658**

Remarks

Pub Rmks: **WOW! A RARE FIND! PUT YOUR PERSONAL TOUCHES HERE! MASTERFULLY DESIGNED for function, entertaining and fun, this home is ONE OF A KIND BUNGALOW with a LOFT! The PERFECT retreat after a long day's work, enjoy your favorite drink off your back deck, sitting around your firepit and enjoying the company of family and friends. Situated in one of the most COVETED LOCATIONS IN THE CITY. JUST IMAGINE DRIVING UP THE winding DRIVEWAY, the Striking Elevations will WOW you! Beautifully landscaped yard is a GARDNER's HEAVEN! The winding driveway with parking for 9, leads to the covered front entry and the welcoming main entrance with instant views visible through the floor to ceiling windows of the incredible West Facing Oasis. For the outdoor enthusiast, walking out through the garden doors and the backyard is an entertainer's dream, with a covered gazebo, 2 separate firepit areas situated on a one of a kind lot, almost half an acre, there's room for All to Play in All Seasons of Weather. Find peace with no rear neighbors as you back onto a serene pond with Parks, Schools and the Birchwood Trails only steps away. Back inside a discerning eye will love the beautiful craftsmanship of this custom built home. Soaring 16' VAULTED CEILINGS, offer a Unique Open Concept feeling with Grand Archways, and beautiful light fixtures throughout. The main floor is host to the primary bedroom retreat, with Coffered Ceilings, a Separate Sitting Area that makes for a perfect spot to unwind. The SPA Style ensuite boasts a corner jetted tub, tiled glass shower, double vanity & walk-in closet. The Formal Dining area is adjacent to the kitchen with modern white cabinetry, counters & granite backsplash. The great room offers a stone covered fireplace that's sure to set the mood. Continuing on the main floor you will find 2 more bedrooms, another full bath and ½ bath plus the mudroom off the garage and that completes the main. Head to the basement and find a huge family room and a flex room with cabinetry, counters and tons of storage. You will also find a beautiful 5 piece Bathroom and 2 more bedrooms. Heading to the upper floor situated above the 2.5 car garage is an added bonus room or extra-large bedroom. There's a study area, 5th bathroom and a beautiful bedroom that has its own private covered balcony overlooking the property and cozy gas fireplace. So many things to love about this home. Call now to book your personal showing today! Home is being sold as is where is without any seller's warranties or representations.**

Inclusions: **N/A**
Property Listed By: **RE/MAX FORT MCMURRAY**

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









