



THE
A-TEAM

**RE/MAX
FIRST**

105 BUSSIERES Drive, Fort McMurray T9K 1V9

MLS® #: **A2115839**

Area: **Timberlea**

Listing Date: **03/20/24**

List Price: **\$565,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1997

Lot Information

Lot Sz Ar:

5,180 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,903

Low Sqft:

Ttl Sqft:

1,903

DOM

58

Layout

Beds:

3 (3)

Baths:

3.0 (2 2)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Dog Run Fenced In,Landscaped,Level,Rectangular Lot

Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Brick,Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,Dry Bar,Pantry,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	11`11" x 11`7"	Living Room	Main	16`5" x 16`10"
Kitchen	Main	15`11" x 20`7"	2pc Bathroom	Main	8`0" x 4`10"
Laundry	Main	12`2" x 16`10"	Bedroom	Second	11`1" x 11`1"
Bedroom	Second	12`11" x 11`7"	4pc Bathroom	Second	9`0" x 5`0"
4pc Ensuite bath	Second	9`0" x 12`0"	Bedroom - Primary	Second	21`7" x 15`0"

Media Room	Basement	29`11" x 22`0"	2pc Bathroom Legal/Tax/Financial	Basement	6`6" x 4`11"
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Title: Fee Simple Legal Desc:		Zoning: R1			
	8521401			Remarks	

Pub Rmks:	<p>Welcome to 105 Bussieres Dr, nestled in the ever-popular Timberlea Bs neighbourhood, this stunning 2-storey home boasts 1903 sq ft of luxurious living space. Step inside and be greeted by a desirable main floor layout designed to suit your lifestyle needs. A versatile flex room is just off the front entrance, perfect for an office, formal dining area, playroom, or den - the choice is yours. The spacious living room and well-appointed kitchen offer the perfect setting for gatherings and everyday living. Natural light floods the interior, courtesy of the wall of windows that adorn the living room and kitchen, offering views of the backyard bathed in Southern exposure. Convenience is key with a 2-piece bathroom located off the kitchen, while a large boot room with laundry provides easy access to the double attached, heated garage. Upstairs you will find three well-appointed bedrooms, each featuring built-in closet organizers and ample windows. The primary bedroom is a retreat unto itself, boasting a walk-in closet and a luxurious ensuite bathroom with a corner jetted tub, separate water closet, and dual vanity areas - your own private oasis. The lower level of this home is an entertainer's dream, featuring a fully developed basement with a spacious rec room area, complete with a dry bar and gas fireplace. Movie nights will never be the same with the included theatre setup. A convenient 2-piece bathroom adds to the functionality of the space, while a large storage area awaits your customization, perfect for converting into a fourth bedroom if desired. With recent upgrades including a newer deck (5 years), kitchen appliances (2023), washer & dryer (2023), hot water tank, furnace, and AC servicing (2021), along with freshly painted walls and refinished hardwood floors, this home exudes quality and attention to detail at every turn. Conveniently located, this property offers immediate access to excellent elementary schools and nearby trails, perfect for outdoor enthusiasts and growing families alike. Don't miss your opportunity to make this exceptional property your own.</p>
Inclusions:	<p>Fridge, stove, microwave, dishwasher, washer, dryer, all window coverings. Theatre equipment in the basement, garage heater, garage door opener and remotes, AC unit, drink fridge in basement.</p>
Property Listed By:	<p>COLDWELL BANKER UNITED</p>

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







