



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**180 BROSSEAU Crescent, Fort McMurray T9K 2G1**

MLS®#: **A2118198**

Area: **Timberlea**

Listing Date: **04/16/24**

List Price: **\$779,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1983**

Lot Information

Lot Sz Ar:

**8,150 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,994**

Low Sqft:

Ttl Sqft:

**1,994**

DOM

**13**

Layout

Beds:

**4 (4 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Front Yard,Lawn,Garden,Landscaped,Standard Shaped Lot,Street Lighting,Views Additional Parking,Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Gated,Heated Garage,Insulated,Oversized,RV Access/Parking,RV Gated,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**

Sewer:  
Ext Feat: **Garden,Lighting,Private Yard,Storage**

Construction: **Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Pantry,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`11"
Family Room	Main	10`6" x 16`2"
Laundry	Main	5`10" x 15`11"
3pc Ensuite bath	Second	5`4" x 9`9"
Bedroom	Second	11`8" x 9`6"
Bedroom	Second	10`8" x 10`5"
3pc Bathroom	Basement	4`11" x 9`8"

Room	Level	Dimensions
Dining Room	Main	11`10" x 8`1"
Kitchen	Main	10`7" x 20`7"
Living Room	Main	16`11" x 15`9"
4pc Bathroom	Second	7`9" x 5`0"
Bedroom	Second	10`9" x 11`6"
Bedroom - Primary	Second	13`8" x 11`4"
Game Room	Basement	24`11" x 39`4"

Storage	Basement	7`5" x 29`6"	Storage Legal/Tax/Financial	Basement	9`11" x 3`10"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R1</b>			
	<b>8320286</b>			Remarks	
Pub Rmks:	<p><b>Welcome to 180 Brosseau Crescent, where your dream home awaits. Professionally renovated in 2023, the entire main floor has undergone a stunning transformation, now featuring an incredible white kitchen with high-end appliances, quartz countertops, and gold finishes. Wide plank luxury vinyl floors, new light fixtures, and exquisite details throughout make this home truly stand out from the rest. Upon arrival, you'll be greeted by a custom front door under the covered porch, framed by a mature tree offering shade over the beautifully landscaped front lawn. An extra-long driveway provides ample parking space and leads to the heated attached garage, while a wide side gate offers secure storage and access to the SECOND GARAGE in the backyard. Step inside, and you'll immediately feel at home in the welcoming ambiance of the beautifully designed main floor. From the wrought iron door handles to the custom banister, every detail has been meticulously crafted. The front living room provides a cozy space to entertain or unwind, leading seamlessly into the kitchen—a true masterpiece. Customized top to bottom, the kitchen features a herringbone backsplash, white quartz countertops, a concrete apron sink, and stylish pendant lights. Floating shelves offer endless styling opportunities, while hidden features like the appliance garage and added storage in the range hood maximize functionality. The adjacent dining room overlooks the back family room, where built-in cupboards and shelves, a wood-burning fireplace, and an olive green accent wall add warmth and character. Completing the main floor is the updated two-piece bathroom with matching green accents and shiplap, along with a spacious laundry room featuring new quartz countertops and additional storage. Upstairs, the second level hosts four bedrooms, each adorned with matching grey paint. An updated four-piece bathroom boasts beautiful modern finishes, while the primary retreat offers two closets and a luxurious three-piece ensuite with a large glass walk-in shower. Down to the lower level, where you'll find an incredible recreation room—perfect for entertaining, movie nights, or setting up a home office or workout space. Ample storage options include a back closet and a walk-in utility room. Major updates include TWO NEW A/C UNITS (2023), New Shingles (2012), and a New Furnace (2012), reflecting the home's pride of ownership from top to bottom. Situated in one of Fort McMurray's most sought-after areas, this turnkey home offers everything you've ever wanted. Don't miss your chance to live in luxury—schedule a tour today.</b></p>				
Inclusions: Property Listed By:	<p><b>Garage Heater, Central A/C x2. The Agency North Central Alberta</b></p>				

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





















