



THE
A-TEAM

**RE/MAX
FIRST**

147 BRETT Drive, Fort McMurray T9K 2E4

MLS®#: **A2122208**

Area: **Timberlea**

Listing Date: **04/11/24**

List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1983

Lot Information

Finished Floor Area

Lot Sz Ar:

5,052 sqft

Lot Shape:

Abv Sqft:

1,541

Low Sqft:

Ttl Sqft:

1,541

DOM

36

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Gazebo,Garden,Landscaped,Street Lighting

Asphalt,Double Garage Detached,Driveway,Garage Door Opener,Heated Garage,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Lighting,Other**

Construction:

Wood Frame

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **French Door,Laminate Counters,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	6`7" x 7`9"
Dinette	Main	8`11" x 8`11"
Living Room	Main	11`0" x 17`9"
Bedroom	Second	9`0" x 10`1"
Bedroom - Primary	Second	13`10" x 12`5"
Family Room	Basement	19`4" x 17`2"

Room	Level	Dimensions
Bedroom	Main	11`0" x 9`10"
Kitchen	Main	8`11" x 18`1"
4pc Bathroom	Second	7`5" x 13`5"
Bedroom	Second	11`0" x 8`10"
3pc Bathroom	Basement	5`11" x 6`11"
Storage	Basement	10`0" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8320286

Zoning:
R1

Remarks

Pub Rmks:

147 Brett Drive - LOCATION LOCATION LOCATION! Public & Catholic Schools 500 ft away from this home! Across the street you have access to the Birchwood trail system and situated in a family friendly neighborhood! You also have room for the REV in the driveway and a double detached heated Garage 14.10x33. As you step inside, you'll be greeted by an extended foyer that leads to a large kitchen featuring custom solid Maple wood cabinets with ample storage, pull-out drawers, a gas cook top and built-in DOUBLE oven, and tons of counter space. The kitchen is open to the dinette area, which boasts glass panel French doors giving direct access to a large living room with a corner wood-burning fireplace, beautiful hardwood floors, surround system, and updated pot lighting. Additionally, there is a bedroom with hardwood flooring and a 3-piece bathroom on the main floor, perfect for guests or as a home office. Off the kitchen will also take you to the rear yard and deck. Upstairs, you'll find three nice-sized bedrooms, including the master bedroom with a full walk in closet and access to a massive bathroom featuring a jetted tub and separate stand-up shower. The basement is fully developed with a large laundry room, a storage room, and an oversized family room area, offering plenty of space for relaxation and entertainment. Outside, the backyard is a beautiful oasis with a floating deck and gazebo overlooking the landscaped yard and garden area, and a fire pit for evening gatherings. Owners raised there kids in this home and now its time for retirement; own this well cared for home today. Contact us today to schedule a viewing!

Inclusions:

FRIDGE, GAS STOVE COOK TOP, BUILT IN DOUBLE OVENS, DISHWASHER, MICROWAVE, WASHER, DRYER, TV & TV MOUNT, STERO SYSTEM IN LIVING ROOM, WINDOW COVERINGS & BLINDS, FRIDGE IN GARAGE, 2 GARAGE DOOR REMOTES, CENTRAL A/C, GARAGE HEATER, WORK BENCHES IN GARAGE, WET/DRY VAC & MISC ATTACHMENTS, SHELVING IN BASEMENT NEG.

Property Listed By:

COLDWELL BANKER UNITED

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







