



THE
A-TEAM

**RE/MAX
FIRST**

180 BUSSIERES Drive, Fort McMurray T9K 1V2

MLS®#: **A2139063**

Area: **Timberlea**

Listing Date: **06/07/24**

List Price: **\$539,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 02-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1997**

Finished Floor Area
Abv Sqft: **1,461**
Low Sqft:
Ttl Sqft: **1,461**

Lot Information

Lot Sz Ar: **6,360 sqft**
Lot Shape:

DOM

101
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Granite Counters,Recessed Lighting,See Remarks,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`1" x 8`7"
Bedroom	Main	10`8" x 10`11"
Dining Room	Main	12`0" x 7`1"
Living Room	Main	14`9" x 14`2"
Foyer	Main	8`8" x 9`4"
Bedroom	Basement	13`9" x 10`9"
Game Room	Basement	14`1" x 28`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`3" x 10`3"
Bedroom	Main	12`10" x 9`11"
Kitchen	Main	14`3" x 12`4"
Bedroom - Primary	Main	14`0" x 15`4"
3pc Bathroom	Basement	8`10" x 8`2"
Laundry	Basement	12`3" x 10`1"
Bedroom	Basement	13`7" x 29`6"

Furnace/Utility Room

Basement

7`5" x 12`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8521145

Zoning:

R1

Remarks

Pub Rmks:

Stunning Family Home in Prime Fort McMurray Neighborhood! Discover This Fantastic Family Home, Ideally Situated in one of Fort McMurray's most sought-after neighborhoods. This Beautiful Bilevel boasts a 5 Bedrooms and 3 Full Baths and Completely Renovated Kitchen with Granite countertops and gorgeous hardwood floors, blending modern elegance with the charm of a well-established community. The large master bedroom features an ensuite, and there are two additional good-sized bedrooms and a full bath on the main floor. The open living area is flooded with natural light from the expansive front window, creating a warm and inviting atmosphere. Downstairs, you'll find even more living space with a huge Window with Huge family room, a 2 bedrooms, a full bath, a laundry room. The Attached Double car garage offers ample parking and storage, while the large fenced yard is perfect for family activities and outdoor entertaining. Located on a fantastic street, this home is within walking distance to two elementary schools, parks, outdoor rinks, and walking trails. Don't miss out on this beautiful home! Contact us today to schedule a viewing.

Inclusions:

Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer
RE/MAX FORT MCMURRAY**

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