



THE
A-TEAM

**RE/MAX
FIRST**

168 BUSSIERES Drive, Fort McMurray T9K 1V2

MLS®#: **A2146601** Area: **Timberlea** Listing **07/05/24** List Price: **\$595,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **6,310 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Landscaped,Underground Sprinklers**
 Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Finished Floor Area
 Abv Sqft: **2,061**
 Low Sqft:
 Ttl Sqft: **2,061**

DOM

73
Layout
 Beds: **6 (5 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Stucco**
 Sewer: Flooring:
 Ext Feat: **BBQ gas line,Fire Pit** **Laminate,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Built-in Features,Jetted Tub,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`9" x 13`6"	Kitchen	Main	12`5" x 7`3"
Foyer	Main	13`1" x 9`10"	Family Room	Main	14`4" x 15`11"
Dining Room	Main	14`6" x 10`7"	Bedroom	Main	11`0" x 9`11"
4pc Bathroom	Main		Bedroom - Primary	Upper	13`4" x 14`6"
4pc Ensuite bath	Upper		Bedroom	Upper	11`2" x 11`11"
Bedroom	Upper	11`5" x 10`4"	Bedroom	Upper	10`11" x 10`9"
4pc Bathroom	Upper	9`0" x 4`10"	Game Room	Basement	12`6" x 32`10"

Bedroom **Basement** **12`3" x 13`5"** **2pc Bathroom** **Basement**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
Legal Desc: **8521145**

Remarks

Pub Rmks: **VERY RARE: 4 BEDROOMS UPSTAIRS + BEDROOM/OFFICE AND FULL BATHROOM ON MAIN LEVEL. This lovely 2 storey home is located in one of Fort McMurray's best communities, close to schools, bus stops, walking trails, shopping centers, parks and outdoor rink. With an exterior stucco finish and executive style architecture, you'll be impressed the moment you arrive. The vaulted 2 story ceiling greets you from the foyer, which features a built in storage cubby and a storage closet, and opens right up to the front sitting room and formal dining area. The front of the home also features a large bedroom (or office), access to the Heated garage, and a full bathroom, which is ideal for guests or families with live-in in-laws. The back of the home offers sizeable living room (with gas fireplace), bright windows, and a recently updated kitchen with corner pantry and moveable island. Patio doors take you out to the expansive covered deck to relax (nat. gas hook up for bbq) and enjoy the backyard (fully fenced, and with UNDERGROUND SPRINKLER SYSTEM). The Upper level offers 4 LARGE BEDROOMS, including the primary with ensuite bathroom plus another full bathroom. The Brand new basement is almost done (will be completed before possession) and features new vinyl plank flooring, with large rec/games room space, another large room (optional bedroom), and a bathroom, plus loads of storage. UPGRADES over the years include: New garage door in 2015, bathrooms, kitchen, shingles 2017, brand new basement, flooring throughout (no carpet!!), central a/c, paint (approx 6 years ago). Here's your chance to own a beautifully upgraded home in the B's of Timberlea.**

Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer, central a/c, central vacuum & attachments, garage heater, existing blinds, pool table & existing accessories**
Property Listed By: **COLDWELL BANKER UNITED**

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