



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 BUSSIERES Drive, Fort McMurray T9K1W3**

MLS®#: **A2151784**      Area: **Timberlea**      Listing **07/23/24**      List Price: **\$559,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$10k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1998**      Abv Sqft: **1,665**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,514 sqft**      Ttl Sqft: **1,665**  
 Lot Shape:

DOM

**55**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Modified Bi-Level**

Parking

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

Access:  
 Lot Feat: **Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 11`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>9`6" x 11`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`2" x 10`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>12`9" x 5`11"</b>
<b>Hall</b>	<b>Main</b>	<b>18`4" x 6`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 15`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 17`9"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`7" x 12`6"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 13`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`7" x 18`6"</b>

<b>Bedroom Storage</b>	<b>Basement Basement</b>	<b>10`7" x 16`5" 12`9" x 7`9"</b>	<b>Game Room</b>	<b>Basement</b>	<b>15`9" x 21`9"</b>
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>R1</b>
Legal Desc:	<b>8521401</b>
Remarks	

Pub Rmks: **Your Dream Family Home at 135 Bussieres Drive, Timberlea, Fort McMurray. It's in the B's!!!! This home has the space you are looking for! Imagine coming home to this enchanting modified bi-level nestled in the heart of Timberlea, Fort McMurray. With 6 spacious bedrooms and 3 full bathrooms, this 1660-square-foot haven is the ideal sanctuary for your growing family. **\*\*A Warm Welcome\*\*** Step inside, and you're greeted by the warmth of a freshly painted open-concept kitchen. Picture yourself preparing family meals in this bright space, where freshly painted cabinets gleam, and the aroma of dinner fills the air. The living room, with its freshly painted ceiling, walls, trim, and railings, invites you to sit back and relax. It's a perfect setting for cozy evenings with loved ones, laughter echoing off the walls. **\*\*Your Private Retreat\*\*** As you head upstairs, discover the primary bedroom perched above the garage. This is your private haven, complete with dual closets to keep everything tidy. The 5-piece ensuite bathroom feels like a personal spa, where you can unwind and recharge after a busy day. **\*\*Fun and Relaxation\*\*** Journey down to the large basement rec room, where big windows flood the space with natural light. This versatile area is perfect for a playroom, a home theatre, or just a cozy spot to relax with a good book. **\*\*Outdoor Paradise\*\*** Step out into the large, fenced backyard, facing west. Imagine summer BBQs, children playing, and serene sunsets painting the sky with hues of orange and pink. The double-attached garage ensures there's plenty of room for vehicles and extra storage, making life a bit easier. **\*\*Peace of Mind\*\*** Rest easy knowing this home is well-maintained, with a new roof, windows, furnace, and hot water tank. This house isn't just beautiful; it's built to last. **\*\*Perfect Location\*\*** Living here means being close to top-rated schools, beautiful parks, convenient shopping, and excellent transportation. Everything your family needs is just a stone's throw away. **\*\*More to Love\*\*** The main bathroom features a 4-piece bath, perfect for busy mornings. With plenty of room in the front yard and additional spaces, you'll find endless possibilities to customize and make this house truly your own. **\*\*Ready to Call This Home?\*** Check out the detailed floor plans where you can see every sink and shower in the home and 360 tour. Are you ready to say yes to this address? Welcome to 135 Bussieres Drive, where every corner whispers stories of comfort, joy, and new beginnings. Come, see for yourself, and imagine your family's next chapter unfolding in this delightful home.**

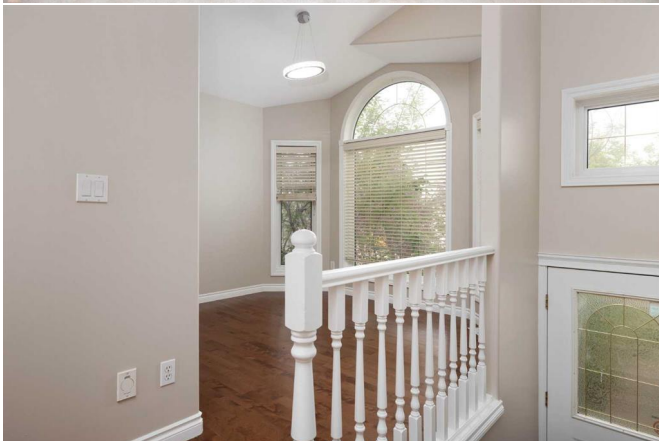
Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer, air conditioner**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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

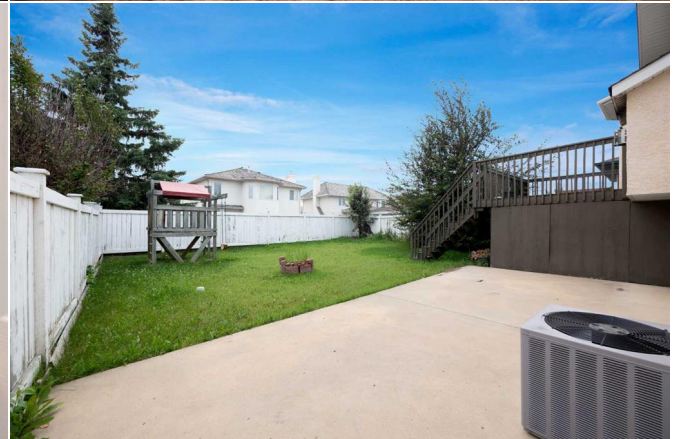




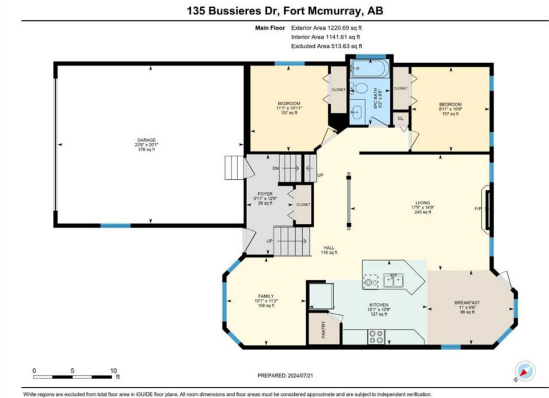






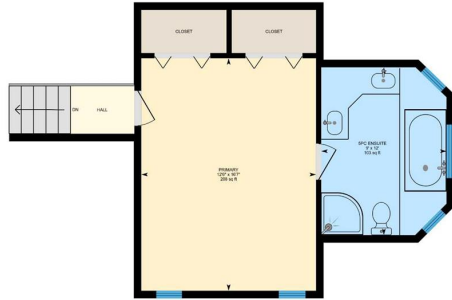






**135 Bussieres Dr, Fort McMurray, AB**

2nd Floor Exterior Area 444.32 sq ft  
Interior Area 370.61 sq ft



**135 Bussieres Dr, Fort McMurray, AB**

Basement (Below Grade) Exterior Area 1190.30 sq ft  
Interior Area 977.00 sq ft  
Excluded Area 82.20 sq ft

