

140 BROSSEAU Crescent, Fort McMurray T9K 2G8

A2165705 Listing 09/13/24 List Price: **\$469,000** MLS®#: Area: Timberlea

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town: Fort McMurray

Year Built: 1982 Lot Information

Lot Sz Ar: Lot Shape:

8,025 sqft

DOM

1,607

1,607

81 <u>Layout</u>

4 (3 1) Beds: 3.5 (3 1) Baths:

4 Level Split Style:

<u>Parking</u>

Ttl Park: 3 Garage Sz: 1

Access:

Landscaped, Rectangular Lot Lot Feat:

Park Feat: Concrete Driveway, Off Street, Parking Pad, Single Garage Attached

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas

Sewer:

Balcony, Private Yard Ext Feat:

Vinyl Siding

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Ceiling Fan(s), Storage, Vinyl Windows

Int Feat: **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Second	19`3" x 12`11"	Dining Room	Second	8`9" x 13`5"
Kitchen	Second	12`11" x 13`0"	2pc Bathroom	Main	4`5" x 4`7"
Family Room	Main	18`11" x 18`1"	3pc Ensuite bath	Third	7`7" x 6`0"
4pc Bathroom	Third	7`7" x 4`10"	Bedroom	Third	9`5" x 10`3"
Bedroom	Third	9`5" x 11`5"	Bedroom - Primary	Third	11`2" x 11`7"
3pc Bathroom	Basement	5`5" x 8`8"	Bedroom	Basement	10`2" x 10`7"
Game Room	Basement	10`6" x 10`8"	Laundry	Basement	8`3" x 9`8"

Storage Basement 7`10" x 7`3"

Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **8320286**

Remarks

Pub Rmks:

Welcome to this charming 4 bed, 4 bath family home situated on a generous 8000 sq ft lot in the sought-after Timberlea B's neighbourhood. Directly across from the Birchwood Trails, outdoor adventures are just steps away. The home features a spacious living and dining area with abundant natural light, leading to your first deck. The newer kitchen boasts ample storage, stainless steel appliances, and plenty of counter space. This split-level gem has a cozy family room with a wood-burning fireplace, leading to a ground-level deck and expansive backyard. The upper level offers 3 bedrooms and 2 bathrooms, including a primary bedroom with a 3 piece ensuite, and a surprise deck off one of the bedrooms. The basement offers another bedroom, a beautiful 3 piece bathroom, spacious laundry room, and a playroom/gym area plus plenty of storage in the large crawl space. Complete with a single attached garage, ample parking, and close proximity to 3 premier schools, shopping, and amenities, this home is a true gem. Don't wait too long to snag this one - CALL today!

Fridge, Stove, OTR microwave, Dishwasher, Washer & Dryer, Freezer in basement, Shed.

Inclusions:

Property Listed By: COLDWELL BANKER UNITED

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























