



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 BROSSEAU Crescent, Fort McMurray T9K 2G8**

MLS®#: **A2165705**

Area: **Timberlea**

Listing Date: **09/13/24**

List Price: **\$469,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1982**  
Lot Information  
Lot Sz Ar: **8,025 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,607**  
Low Sqft:  
Ttl Sqft: **1,607**

DOM

**35**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **4 Level Split**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Concrete Driveway,Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

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

Construction: **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**  
Int Feat: **Ceiling Fan(s),Storage,Vinyl Windows**  
Utilities:

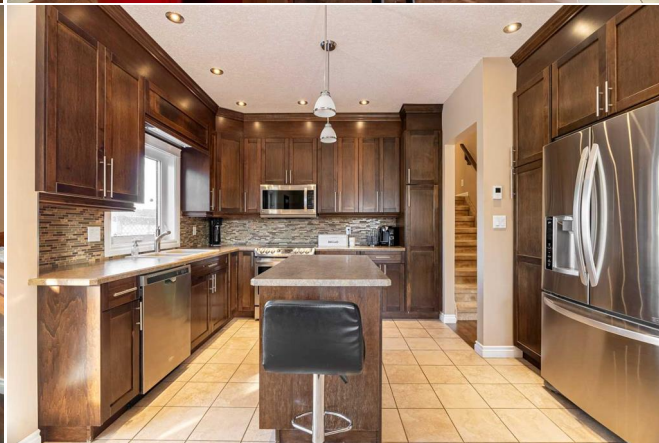
Room Information

Room	Level	Dimensions
Living Room	Second	19`3" x 12`11"
Kitchen	Second	12`11" x 13`0"
Family Room	Main	18`11" x 18`1"
4pc Bathroom	Third	7`7" x 4`10"
Bedroom	Third	9`5" x 11`5"
3pc Bathroom	Basement	5`5" x 8`8"
Game Room	Basement	10`6" x 10`8"

Room	Level	Dimensions
Dining Room	Second	8`9" x 13`5"
2pc Bathroom	Main	4`5" x 4`7"
3pc Ensuite bath	Third	7`7" x 6`0"
Bedroom	Third	9`5" x 10`3"
Bedroom - Primary	Third	11`2" x 11`7"
Bedroom	Basement	10`2" x 10`7"
Laundry	Basement	8`3" x 9`8"







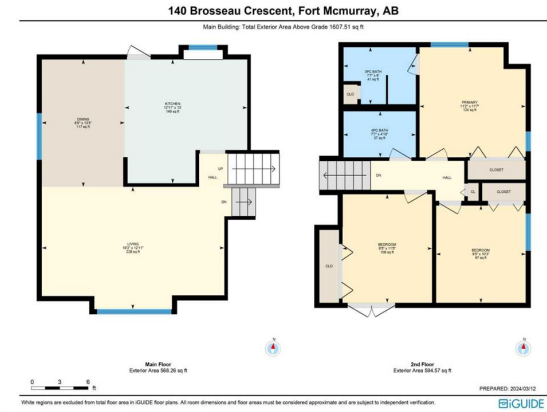






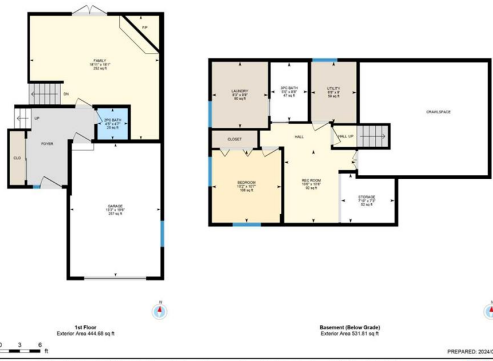






**140 Brosseau Crescent, Fort McMurray, AB**

Main Building: Total Exterior Area Above Grade 1077.51 sq ft



White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.