



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 BROOKS Place, Fort McMurray t9k2e6**

MLS® #: **A2171255**

Area: **Timberlea**

Listing Date: **10/07/24**

List Price: **\$389,900**

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

Finished Floor Area

Abv Sqft:

**1,238**

Low Sqft:

Lot Sz Ar:

**6,774 sqft**

Ttl Sqft:

**1,238**

Lot Shape:

DOM

**75**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

**Back Yard**

Park Feat:

**Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Microwave,Range,Range Hood,Washer/Dryer**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`6" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 8`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 21`3"</b>
<b>Wine Cellar</b>	<b>Basement</b>	<b>6`3" x 8`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`0" x 20`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`1" x 11`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`4" x 11`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>22`2" x 9`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>17`10" x 16`7"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8320286**

Remarks

Pub Rmks: **Charming Bungalow in the Heart of Timberlea's B's Neighbourhood! Welcome to this beautiful, just-under-1300 sqft bungalow, nestled in the highly sought-after Timberlea community. Featuring a warm and inviting atmosphere, this home boasts a massive living room complete with a wood-burning fireplace, perfect for cozy evenings. 3 Spacious Bedrooms Upstairs. Ideal for a growing family. 1 Full Bathroom + 1 Half Bathroom: Both recently renovated, adding a modern touch to this charming home. Fresh Paint Throughout, Move-in ready with a clean and stylish finish. Set on an almost 6800 sqft lot, providing plenty of outdoor space for gardening, entertaining, or simply enjoying the fresh air. The Basement Features a Bar Area That's perfect spot for hosting friends and family. Large Recreation Area, Spacious enough for gatherings, game nights, or creating your ideal entertainment space. This home is conveniently located close to schools, making it perfect for families looking to settle down in a friendly and well-connected neighbourhood. Don't miss out on this amazing opportunity to own a bungalow in Timberlea! call today for you own personal tour !!!**

Inclusions: **N/A**  
Property Listed By: **EXP REALTY**

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









