



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**168 BUSSIERES Drive, Fort McMurray T9K 1V2**

MLS® #: **A2174633**

Area: **Timberlea**

Listing Date: **10/22/24**

List Price: **\$564,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1997**

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

Lot Information

Lot Sz Ar: **6,310 sqft**  
Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Underground Sprinklers**  
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit**

Construction: **Stucco**  
Flooring: **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
Living Room	Main	17`9" x 13`6"
Foyer	Main	13`1" x 9`10"
Dining Room	Main	14`6" x 10`7"
4pc Bathroom	Main	
4pc Ensuite bath	Upper	
Bedroom	Upper	11`5" x 10`4"
4pc Bathroom	Upper	9`0" x 4`10"

Room	Level	Dimensions
Kitchen	Main	12`5" x 7`3"
Family Room	Main	14`4" x 15`11"
Bedroom	Main	11`0" x 9`11"
Bedroom - Primary	Upper	13`4" x 14`6"
Bedroom	Upper	11`2" x 11`11"
Bedroom	Upper	10`11" x 10`9"
Game Room	Basement	12`6" x 32`10"

<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 13`5"</b>	<b>2pc Bathroom</b> Legal/Tax/Financial	<b>Basement</b>
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Title: <b>Fee Simple</b>	Zoning: <b>R1</b>
Legal Desc: <b>8521145</b>	Remarks

Pub Rmks: **Spacious Family Home in the B'S OF TIMBERLEA! Perfect for large families. Looking for a home that fits the whole family and offers incredible location perks? This 6-bedroom, 2-story home in Timberlea could be just what you're looking for! With 5 large bedrooms upstairs (4 up plus a main-floor bedroom/office) and a full bathroom, this house is ideal for families who need space and value a well-cared for home. Located in one of Fort McMurray's most family-friendly neighborhoods, you'll be close to schools, bus stops, parks, walking trails, shopping centers, and even an outdoor rink. Imagine the kids walking to school or biking through the trails nearby! Step into a welcoming foyer with vaulted ceilings that lead into an open living and dining area, perfect for hosting large family gatherings. The main-floor bedroom and full bathroom offer great flexibility for guests or in-laws. The spacious living room at the back features a cozy gas fireplace and bright windows, while the recently updated kitchen includes a corner pantry, moveable island, and access to the large covered deck with a gas hookup for your BBQ. The upper level boasts 4 generously sized bedrooms, including a primary bedroom with ensuite, and an additional full bathroom, ensuring everyone has their own space. The (now completed) brand new finished basement offers even more room to grow, with a large rec/games room, a potential 6th bedroom, a bathroom, and ample storage. The fully fenced backyard with underground sprinklers is perfect for play, while the heated garage adds convenience during the winter months. While the home has seen many upgrades over the years—including new shingles, updated kitchen, bathrooms, and a carpet-free interior—there's still room to personalize and add your own touch. If you're looking for space, community, and the chance this executive style home at an affordable price, this home is a must-see!**

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

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









