



THE
A-TEAM

**RE/MAX
FIRST**

140 BROSSEAU Crescent, Fort McMurray T9K 2G8

MLS®#: **A2183494**

Area: **Timberlea**

Listing Date: **12/13/24**

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

38
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"

Storage	Basement	7`10" x 7`3"	Legal/Tax/Financial
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Title: Fee Simple	Zoning: R1		
Legal Desc:	8320286	Remarks	

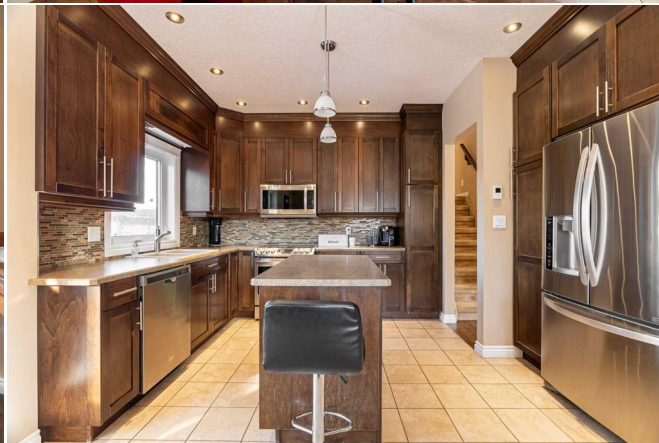
Pub Rmks: **Welcome to this charming 4 bed, 4 bath family home situated on a generous 8000 sq ft lot in the sought-after Timberlea B's neighbourhood. Directly across from the Birchwood Trails, outdoor adventures are just steps away. The home features a spacious living and dining area with abundant natural 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!**

Inclusions: **Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**

Property Listed By: **COLDWELL BANKER UNITED**

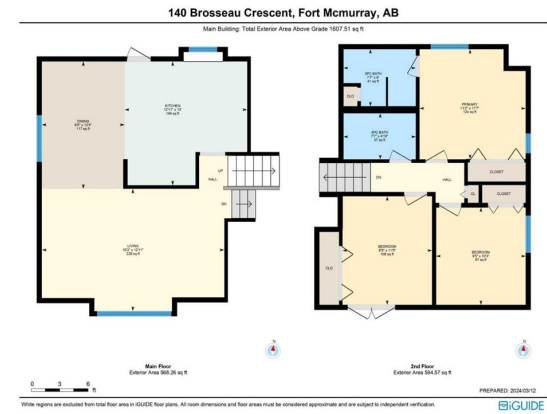
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





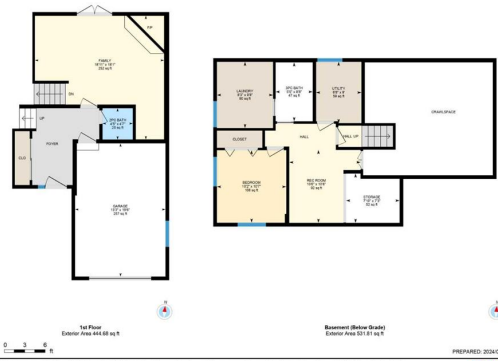






140 Brosseau Crescent, Fort McMurray, AB

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.