



THE
A-TEAM

**RE/MAX
FIRST**

172 BROSSEAU Crescent, Fort McMurray T9K2G7

MLS® #: **A2184276**

Area: **Timberlea**

Listing Date: **12/21/24**

List Price: **\$624,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$20k, 05-Apr**

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:

1,975

Low Sqft:

Lot Sz Ar:

8,119 sqft

Ttl Sqft:

1,975

Lot Shape:

DOM

139

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped

220 Volt Wiring,Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Heated Garage

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Electric,Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Entrance

Construction:

Concrete

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Washer/Dryer

Int Feat:

Central Vacuum,Granite Counters,No Smoking Home,See Remarks

Utilities:

Room Information

Room

2pc Bathroom

Family Room

Office

4pc Bathroom

Bedroom

Level

Main

Main

Main

Second

Second

Dimensions

4`7" x 5`4"

14`10" x 20`5"

10`0" x 10`7"

8`5" x 5`0"

10`8" x 9`9"

Room

Dining Room

Living Room

3pc Ensuite bath

Bedroom

Bedroom - Primary

Level

Main

Main

Second

Second

Second

Dimensions

11`5" x 11`0"

12`6" x 17`3"

10`1" x 4`11"

10`8" x 9`8"

13`6" x 14`6"

Bedroom	Basement	10`6" x 8`3"	Game Room	Basement	13`6" x 28`3"
Storage	Basement	10`6" x 20`2"	Storage	Basement	13`6" x 18`10"
Legal/Tax/Financial					

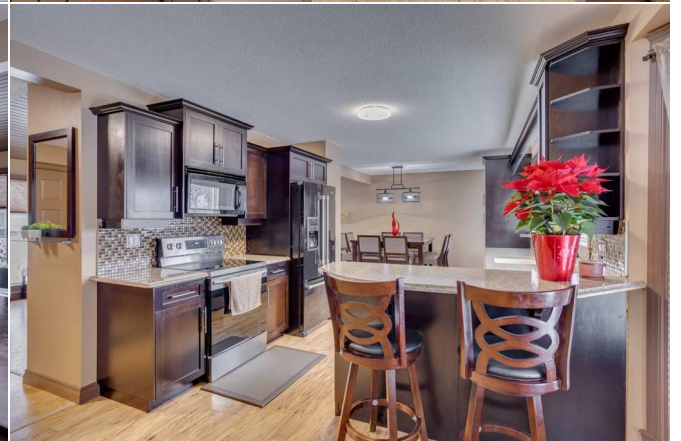
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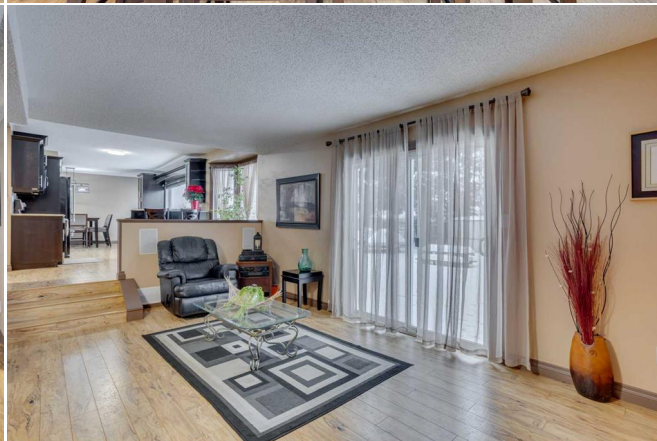
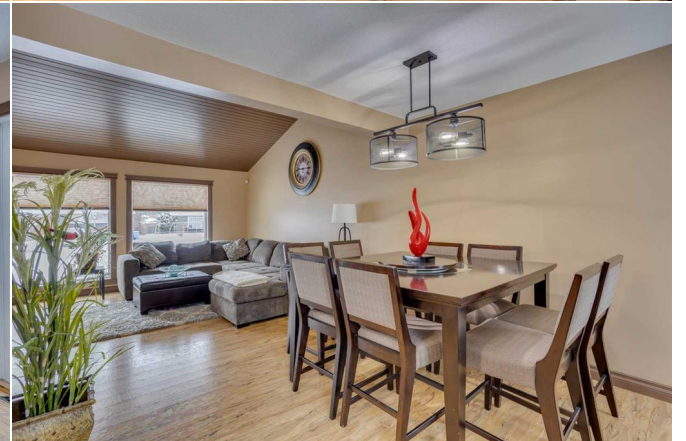
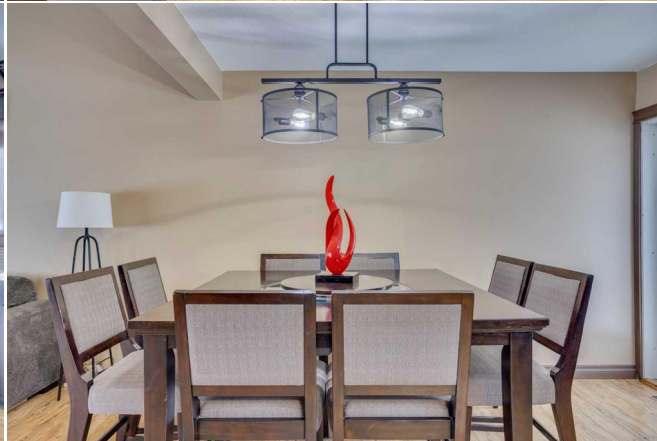
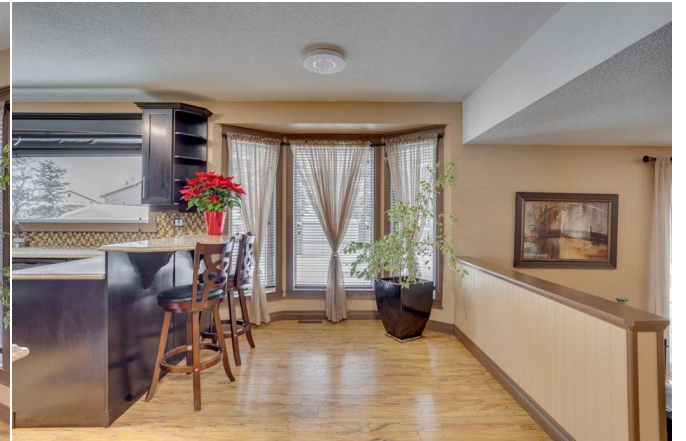
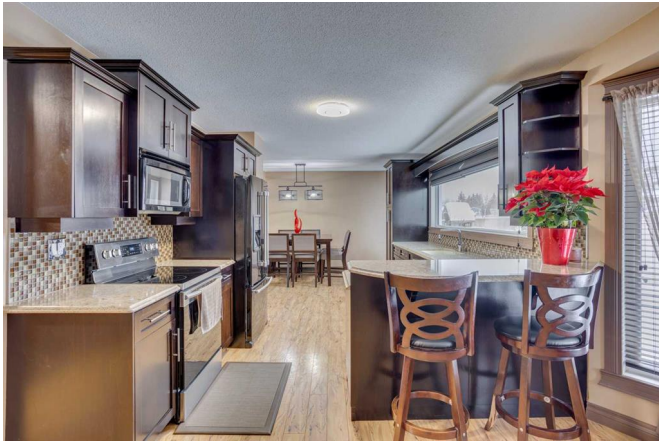
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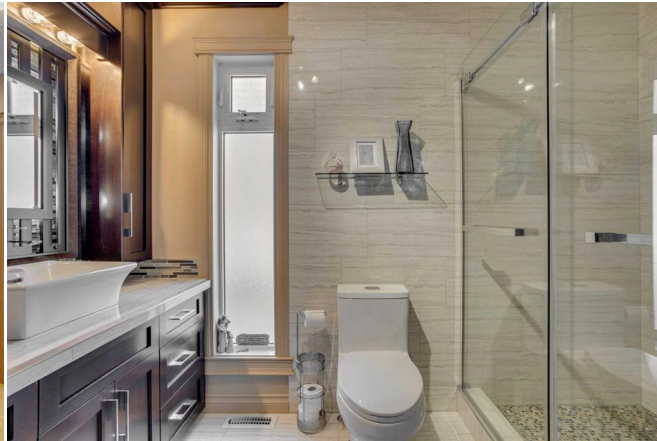
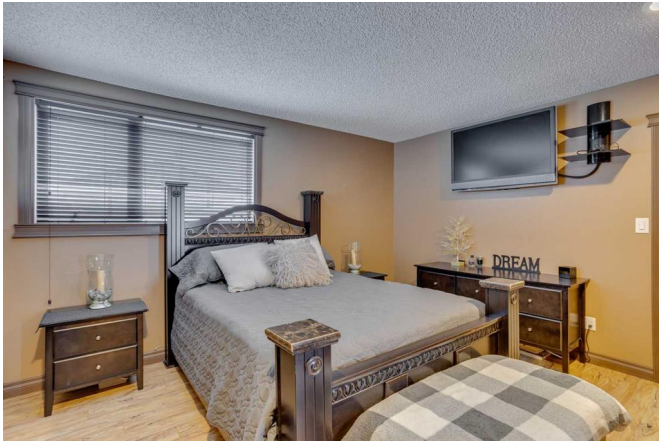
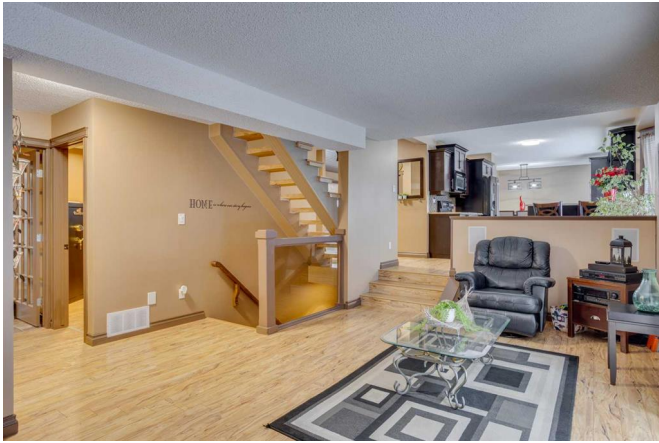
Pub Rmks:	<p>RENOVATIONS COMPLETE! Over 8000 sq/ft LOT! Welcome to 172 Brosseau Cres. This beautifully renovated single-family residence offers the perfect blend of modern amenities and classic charm. With 4 spacious bedrooms and 2.5 bathrooms, this 1975 sq. ft. (above grade) home provides ample space for families of all sizes. On the main floor this home offers not one but two large living rooms both providing loads of natural light, one living room has a tiled surrounded wood fireplace and surround sound speakers. The renovated kitchen has ample counter and cabinet space, an incredible linear window that gives you a view of the entire backyard, newer appliances, and an eat up bar. The main level also offers a spacious office and laundry room. The 2nd level offers 3 bedrooms including the primary bedroom which has a renovated en suite bathroom with in-floor heat, a beautiful stand up shower with body jet system, a heat light, and built in cabinetry that surround mirror. The 2nd level also offers a 4PCE main bathroom which has also been renovated. The fully developed basement comes with a large rec room, the 4th bedroom, 2 large storage rooms, and a roughed in bathroom that comes with materials. Last but not least this home comes with a double attached heated garage, and a large fenced back yard. Nestled in the sought-after B Streets, this home is conveniently located near schools, parks, and shopping, ensuring you have everything you need just a short drive or walk away. Upgrades for this homes includes WINDOWS (2007), FURNACE (2017,) A/C (2017), SHINGLES (2017), PRIMARY EN SUITE (2022), KITCHEN (2006), HWT IS A 2004 BUT SAT IN STORAGE FOR 14 YEARS BEFORE BEING INSTALLED IN 2018, LIVING ROOM SLIDING DOOR (2007), 22ft X 14ft back deck (2024), KITCHEN COUNTER TOPS (2017). Call now for your personal showing.</p>
Inclusions:	<p>Fridge,Stove,Dishwasher,Microwave,Washer,Dryer,All window coverings, A/C Unit, Garage electric heater, garage fridge, back yard tent, picnic table, basement bathroom material, deep freeze in basement,</p>
Property Listed By:	<p>ROYAL LEPAGE BENCHMARK</p>

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













172 Brosseau Crescent, Fort McMurray, AB

Main Building: Total Exterior Area Above Grade: 1075.58 sq ft



0 5 10
Main Floor
Exterior Area: 1113.08 sq ft
2nd Floor
Exterior Area: 583.51 sq ft
Basement (Below Grade)
Exterior Area: 378.99 sq ft
1902/1903/20/200/2021
BIGUIDE

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