



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 BROSSEAU Crescent, Fort McMurray T9K2G7**

MLS®#: **A2184276**      Area: **Timberlea**      Listing **12/21/24**      List Price: **\$644,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$15k, 04-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1982**      Abv Sqft: **1,975**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **8,119 sqft**      Ttl Sqft: **1,975**  
 Lot Shape:

DOM

**79**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped**  
 Park Feat: **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	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 5`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 11`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`10" x 20`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`6" x 17`3"</b>
<b>Office</b>	<b>Main</b>	<b>10`0" x 10`7"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>10`1" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`5" x 5`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 9`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 9`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 14`6"</b>

<b>Bedroom Storage</b>	<b>Basement Basement</b>	<b>10`6" x 8`3"</b> <b>10`6" x 20`2"</b>	<b>Game Room Storage</b> Legal/Tax/Financial	<b>Basement Basement</b>	<b>13`6" x 28`3"</b> <b>13`6" x 18`10"</b>
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Title: **Fee Simple**      Zoning: **R1**  
 Legal Desc: **8320286**      Remarks

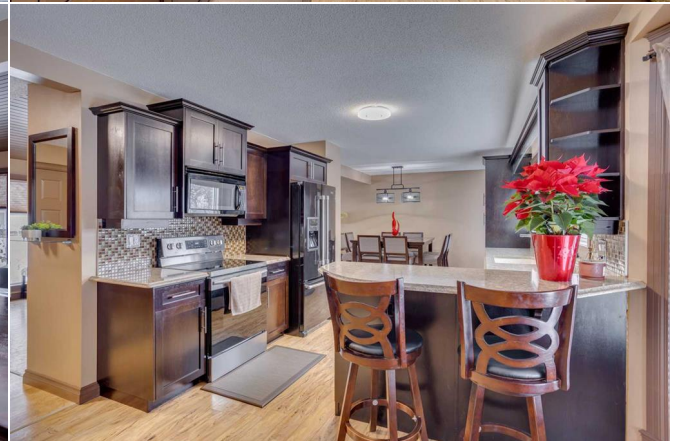
Pub Rmks: **RENOVATIONS COMPLETE! Over 8000 sq/ft LOT! Welcome to 172 Brosseau Cres. This beautifully renovated single-family residence offers the perfect blend of modern amenities and classic charm. With 4 spacious bedrooms and 2.5 bathrooms, this 1975 sq. ft. (above grade) home provides ample space 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.**

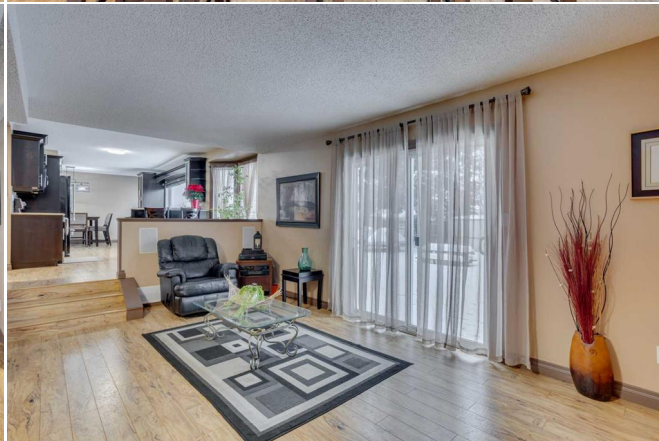
Inclusions: **Fridge,Stove,Dishwasher,Microwave,Washer,Dryer,All window coverings, A/C Unit, Garage electric heater, garage fridge, back yard tent, picnic table, basement bathroom material, deep freeze in basement,**

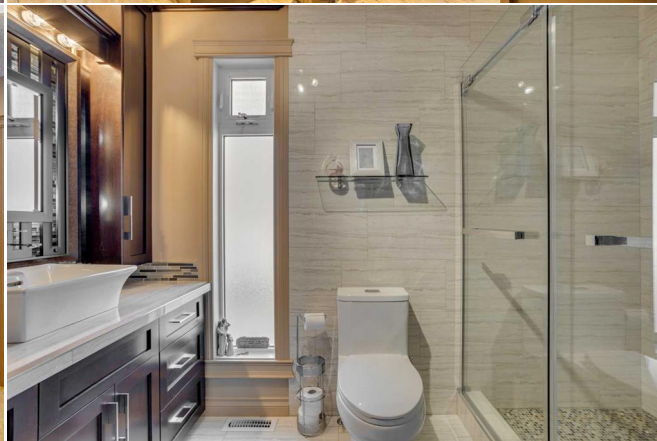
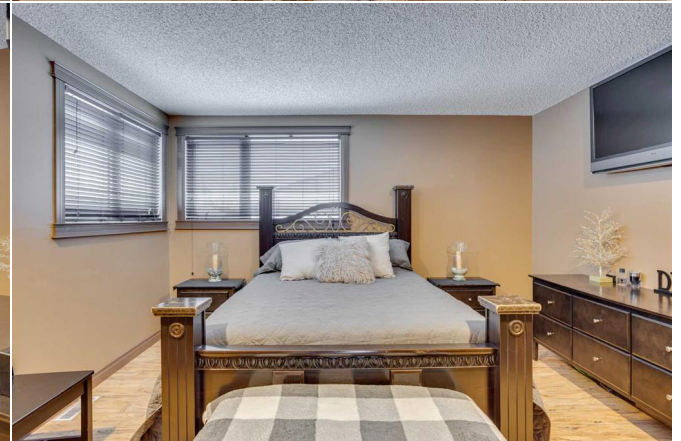
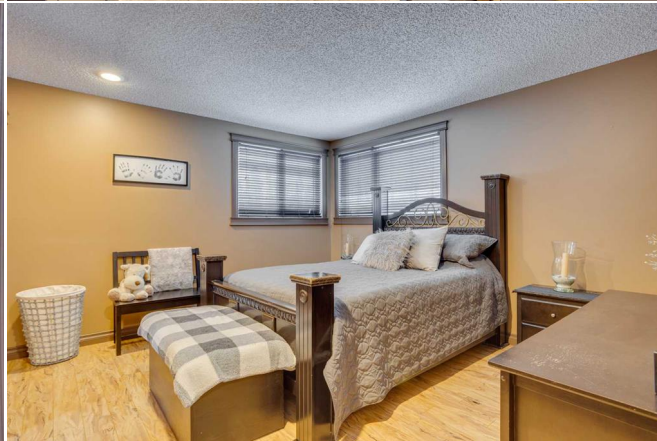
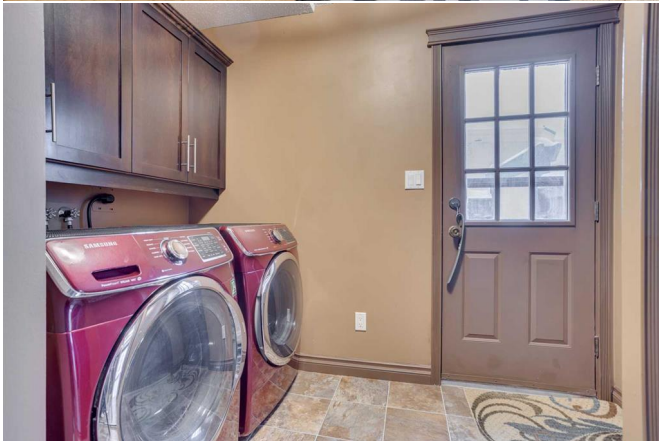
Property Listed By: **ROYAL LEPAGE BENCHMARK**

**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 1975.58 sq ft



Main Floor  
Exterior Area 1975.58 sq ft

2nd Floor  
Exterior Area 643.21 sq ft

Basement (Below Grade)  
Exterior Area 757.79 sq ft



When regions are included from total floor area in (G)BCR floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.