



THE
A-TEAM

**RE/MAX
FIRST**

176 BREUKEL Crescent, Fort McMurray T9K1W6

MLS® #: **A2185799**

Area: **Timberlea**

Listing Date: **01/11/25**

List Price: **\$549,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1999**
Lot Information
Lot Sz Ar: **6,096 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,263**
Low Sqft:
Ttl Sqft: **1,263**

DOM

-0
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Modified Bi-Level**

Parking

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

Access:

Lot Feat:

Back Yard,Corner Lot,Front Yard,Lawn,No Neighbours Behind,Landscaped,Standard Shaped Lot,Street Lighting,See Remarks

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Dishwasher,Microwave,Refrigerator,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,See Remarks,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`11" x 10`0"
Bedroom	Main	11`6" x 11`10"
Kitchen	Main	12`5" x 15`1"
4pc Ensuite bath	Second	9`10" x 4`11"
4pc Bathroom	Basement	5`0" x 7`10"
Bedroom	Basement	8`10" x 12`3"
Furnace/Utility Room	Basement	11`10" x 16`4"

Room	Level	Dimensions
4pc Bathroom	Main	7`2" x 12`1"
Dining Room	Main	9`0" x 9`11"
Living Room	Main	14`11" x 15`9"
Bedroom - Primary	Second	16`5" x 13`7"
Bedroom	Basement	8`11" x 12`3"
Game Room	Basement	19`7" x 12`11"

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **8521149**

Remarks

Pub Rmks: **WELCOME TO THE "B'S"! If you know anything about the B areas in Timberlea, you already know this is the place to be! Nestled on a CORNER LOT WITH NO NEIGHBOURS BEHIND, this beautifully modified bi-level home offers the perfect blend of comfort, style and convenience. Located close to schools, shopping, and bus routes. Featuring 4 spacious bedrooms and 3 full bathrooms, this home has everything you need. The primary suite is a private retreat, positioned above the garage to maximize space and comfort, complete with a full ensuite with a jetted tub. The open-concept main floor boasts a large kitchen with granite countertops, oak cabinets, pantry, and a generous island, making it perfect for cooking and gathering. The inviting living room features a cozy gas fireplace, while the dining room leads to a huge tiered deck, ideal for entertaining. The main floor has one more bedroom and full bathroom to complete the main. Vaulted ceilings, hardwood floors, newer vinyl plank flooring on main in 2022, NEW SHINGLES 2022, HOT WATER TANK 2023, newer garage heater, access to the backyard for RV PARKING with 2 apple trees and air conditioning add to the charm of this exceptional home. And let's talk about how clean this home is, so clean, you might just want to take your shoes off twice. The fully developed basement offers a spacious family room, two sizable bedrooms, a full bathroom, ample storage, and an oversized laundry room. Enjoy direct access to the double attached heated garage for added convenience. Situated on a corner lot, this home backs onto two excellent schools and is just minutes from all the amenities you need. The owners will undoubtedly miss the warm sense of community and familiarity of the neighbourhood, along with the cherished relationships they built with their neighbours. This is the heart of Timberlea! Don't miss your chance to own in one of Timberlea's most desirable areas. Call now to schedule a private tour.**

Inclusions: **FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, CENTRAL AIR CONDITIONER, GARAGE HEATER, GARAGE DOOR OPENER AND CONTROL, TV MOUNTS, SHED(S)**

Property Listed By: **COLDWELL BANKER UNITED**

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











