



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**143 BREUKEL Crescent, Fort McMurray T9K 1W8**

MLS®#: **A2192033**

Area: **Timberlea**

Listing Date: **02/08/25**

List Price: **\$589,888**

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

Finished Floor Area

Abv Sqft:

**1,248**

Low Sqft:

Ttl Sqft:

**1,248**

Lot Sz Ar:

**5,960 sqft**

Lot Shape:

DOM

**91**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Fruit Trees/Shrub(s),Gazebo,Landscaped,Many Trees  
Double Garage Attached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**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,Closet Organizers,Double Vanity,Jetted Tub,Pantry,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 7`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`4" x 13`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`1" x 14`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>13`1" x 10`10"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`2" x 10`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 10`3"</b>
<b>5pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 7`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 9`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8521149**

Remarks

Pub Rmks:

**DESIRABLE BREUKEL BEAUTY! A fully developed 5-bedroom 3-bathroom home that has seen many renovations and upgrades located in the family neighborhood of Breukel Crescent next to 2 elementary schools, in one of Fort McMurray's favorite neighborhoods the Timberlea B's. This home has seen loads of updates that includes a refurbished and redesigned kitchen, updated flooring, renovated bathrooms, repainted, new decks, new hot water tank (4 years old), new shingles (6 years old) updated appliances, and more. The home's exterior offers beautiful curb appeal, with an extra wide front driveway and an attached double heated garage with a massive storage attic with a drop-down staircase. The pristine yard featuring the nicest grass in the neighborhood features a fully fenced and landscaped yard, with a two-tiered deck that includes a built-in gazebo, (see summer pictures). Step inside the front foyer of this immaculate home with over 2300 sq ft of living space with an upper level that features a front living room with engineered hardwood floors, a feature wall with shiplap, and a built-in fireplace. This front living room has an oversized bay window where you can watch your children walk to school right from the comfort of your home. This level continues with a bright and spacious kitchen that offers refurbished kitchen cabinets, large built-in pantry, tile floors, and a huge dining room surrounded by windows and a garden door that leads to your backyard. There are 3 bedrooms on the main level, the Primary bedroom offers a walk-in closet, and a renovated 4 pc ensuite. The fully finished basement, with a massive family room and games room, large above-ground windows make this space super bright and full of natural light. This space features a built-in bar ready for water and sink hook-up. There are 2 more bedrooms both offering great space. The 5-pc bathroom is your spa oasis, with an oversized jetted tub, double sinks, tile floors, and more. Other bonus of this lower level includes a large storage area and laundry room that features a sink. Other additions include CENTRAL A/C, and updated paint throughout. This is a turnkey move-in ready rare find in this fantastic neighborhood. Make 143 Breukel Crescent your home today where I hear there are lots of great families and lots of kids who also call this great street home. Call for your personal tour today!**

Inclusions:  
Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, microwave, window blinds, central a/c, garage heater, gazebo**  
**COLDWELL BANKER UNITED**

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





















