



THE
A-TEAM

**RE/MAX
FIRST**

164 BRETT Drive, Fort McMurray T9K 2G6

MLS®#: **A2196388**

Area: **Timberlea**

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

List Price: **\$389,900**

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**

Finished Floor Area
Abv Sqft: **1,244**
Low Sqft:
Ttl Sqft: **1,244**

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,007 sqft**
Lot Shape:

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Lawn**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	4`5" x 5`0"
Bedroom	Main	10`0" x 12`0"
Dining Room	Main	9`0" x 9`6"
Living Room	Main	13`0" x 21`0"
4pc Bathroom	Basement	9`2" x 5`0"
Bedroom	Basement	14`0" x 9`4"
Kitchen	Basement	9`3" x 6`3"

Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 5`0"
Bedroom	Main	9`4" x 8`5"
Kitchen	Main	16`0" x 11`3"
Bedroom - Primary	Main	14`6" x 11`9"
Bedroom	Basement	15`4" x 12`3"
Hall	Basement	14`0" x 14`0"
Game Room	Basement	12`9" x 27`5"

Furnace/Utility Room

Basement

5`0" x 8`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8320286

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 164 Brett Dr. Located close to elementary schools, the Birchwood Trails and bus stops. This corner lot features a 26' x 24' detached garage that faces the side road, therefore no issues with backing out on the main road. The main floor offers 3 bedrooms including the primary suite with double closets and a 2 PC ensuite bathroom. Also on the main floor is laundry, a spacious living room, formal dining room and a spacious kitchen. The basement is fully developed with a separate entrance, 2 furnaces, a kitchenette, 2 bedrooms, a full bathroom, family room and a second laundry room. The fully fenced backyard offers plenty of yard space and parking outside of the garage. **SOLD AS IS WHERE IS**

Inclusions:

Property Listed By:

SOLD AS IS WHERE IS

RE/MAX Connect

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









