



THE
A-TEAM

**RE/MAX
FIRST**

121 BROOKS Place, Fort McMurray T9K 2E8

MLS®#: **A2201841**

Area: **Timberlea**

Listing Date: **03/12/25**

List Price: **\$519,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1982

Lot Information

Lot Sz Ar:

5,086 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,511

Low Sqft:

Ttl Sqft:

1,511

DOM

59

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

No Neighbours Behind,Views

Concrete Driveway,Front Drive,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	9`3" x 8`7"
Dining Room	Main	9`7" x 8`9"
Flex Space	Main	11`2" x 9`11"
Bedroom	Second	11`3" x 9`1"
3pc Bathroom	Basement	
3pc Ensuite bath	Second	
Bedroom	Basement	12`10" x 8`0"

Room	Level	Dimensions
Eat in Kitchen	Main	8`9" x 9`6"
Living Room	Main	11`2" x 17`10"
Bedroom - Primary	Second	13`11" x 12`5"
Bedroom	Second	9`2" x 10`4"
2pc Bathroom	Main	
4pc Bathroom	Second	
Bedroom	Basement	8`5" x 11`9"

Laundry Family Room	Basement Basement	8`5" x 8`6" 9`8" x 6`6"	Kitchenette	Basement	10`4" x 9`8"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R1		Remarks		
Legal Desc:	8320286				
Pub Rmks: STUNNING SUNRISES/SUNSETS, POND LOCATION, HUGE YARD, RV PARKING, BIG BACKYARD AND DECK DETACHED GARAGE AND MORE! This beautiful 5 bedroom home features 3 full baths and 1 half baths. Room for the entire family! The beautiful renovated kitchen is PERFECT for the chef of the family with lots of storage, granite countertops and a flex area for eating or hanging out! The living room flows into the dining room with garden doors leading to a big deck overlooking a HUGE Fenced yard backing on to the POND and Greenspace. There is a flex room on the main floor great as an office or another bedroom or playroom. The upper floor features 3 good sized bedrooms, 1-4pc bathroom and the Primary bedroom having its own 3 PC Ensuite bath. You will LOVE the rustic vibes with gorgeous stone surround wood burning fireplace to cozy up the holidays or read a good book. The renovated basement is developed with 2 bedrooms, 1-3PC Bathroom, kitchenette and family room and laundry. Surrounded with vinyl plank flooring, updated paint in modern colors, furnace and hot water tank replaced around 2017. The driveway is long with room for lots of parking. Nestled within blocks to Timberlea Public and Saint Anne's schools, bus route and more, you will FALL IN LOVE WITH JUST ONE LOOK! CALL NOW TO VIEW!					
Inclusions:	FRIDGE X 2, STOVE, DISHWASHER. WASHER, DRYER, ALL WINDOW BLINDS, MICROWAVE, HOT PLATE				
Property Listed By:	RE/MAX Connect				

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