



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 BROOKS Place, Fort McMurray T9K 2E9**

MLS® #: **A2210679**

Area: **Timberlea**

Listing Date: **04/17/25**

List Price: **\$499,900**

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**

Lot Information

Lot Sz Ar:

**9,849 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,455**

Low Sqft:

Ttl Sqft:

**1,455**

DOM

**84**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**5**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Interior Lot,Lawn,Rectangular Lot,Views,Waterfront Driveway,Heated Garage,Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Dog Run**

Construction:

**Wood Frame,Wood Siding**

Flooring:

**Carpet,Ceramic Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**

Int Feat:

**Kitchen Island,Open Floorplan,Separate Entrance**

Utilities:

Room Information

Room

**4pc Bathroom**

**Bedroom - Primary**

**Bedroom**

**4pc Bathroom**

**Dining Room**

Level

**Basement**

**Main**

**Main**

**Main**

**Main**

Dimensions

**5`1" x 8`3"**

**11`8" x 14`5"**

**11`8" x 9`9"**

**5`1" x 7`8"**

**9`1" x 9`2"**

Room

**Bedroom**

**Bedroom**

**2pc Ensuite bath**

**Kitchen**

**Living Room**

Level

**Basement**

**Main**

**Main**

**Main**

**Main**

Dimensions

**9`7" x 14`2"**

**8`6" x 9`3"**

**5`1" x 4`1"**

**10`11" x 16`1"**

**20`9" x 13`8"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8320286**

Remarks

Pub Rmks: **Welcome to 145 Brooks Place, a well-maintained bungalow located on a quiet street in Timberlea, backing onto the peaceful Brett Drive storm pond and just minutes from the Birchwood Trail system. This 1,455 ft<sup>2</sup> home offers a functional and inviting layout with an open-concept living, dining, and kitchen space. The kitchen features granite countertops, a large island, and a window overlooking the backyard + pond. The main floor includes beautiful wood-look tile flooring throughout, a spacious primary bedroom with a 2-piece ensuite and sliding patio door to a private back deck, two additional bedrooms, and a full 4-piece bathroom. Off the kitchen is a separate side entrance leading to a heated all-season sunroom—arguably the highlight of the home. With an overhead door that opens to the backyard, this space allows for seamless indoor-outdoor enjoyment throughout the year. The developed basement includes one bedroom, one full bathroom, a laundry area with utility sink, storage room, rec room, and a custom wine room with racking for over 300 bottles. The exterior of the home offers a heated 20'x12' attached garage, a 32'x6' shed for additional storage, large front driveway, garden beds, raspberry bushes, and a wine barrel water system for easy garden care. There is a small fenced dog run that is turfed off the sunroom, a fire pit area, and a deck perfect for BBQs or enjoying peaceful views of the pond. This home sits on a 9,849 ft<sup>2</sup> lot and provides the perfect balance of privacy, nature, and comfort—ideal for year-round enjoyment. Shingles 3 years old, HWT 4 years old, siding repainted 2 years ago.**

Inclusions: **Garage heater, wine rack shelving, shed**  
Property Listed By: **COLDWELL BANKER UNITED**

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





















