



THE
A-TEAM

**RE/MAX
FIRST**

217 BROOKS Place, Fort McMurray T9K 2E6

MLS® #: **A2214594**

Area: **Timberlea**

Listing Date: **05/07/25**

List Price: **\$514,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1983**

Finished Floor Area

Abv Sqft: **999**
Low Sqft:
Ttl Sqft: **999**

Lot Information

Lot Sz Ar: **6,699 sqft**
Lot Shape:

DOM

3

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Gazebo,Landscaped,Lawn,Low Maintenance Landscape,Private**
Park Feat: **Double Garage Detached,Driveway,Heated Garage,Outside,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,BBQ gas line,Fire Pit,Private Yard,Storage**

Construction: **None**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Fee Simple	Zoning: R1
Legal Desc: 8320286	

Remarks

Pub Rmks:	<p>Welcome to 217 Brooks Place—a truly unique and character-filled home in the heart of Fort McMurray. If you're looking for something that doesn't feel like every other house, this is it. From the moment you arrive, you'll notice this home has personality, warmth, and the kind of upgrades that make everyday living more comfortable. Step inside and feel right at home in the bright, white kitchen that opens into a cozy dining space and a warm, welcoming living room with a gorgeous natural wood-burning fireplace—perfect for chilly northern nights. The main floor offers two spacious bedrooms, including a comfortable primary bedroom and a full bathroom, while downstairs you'll find a massive rec room, another large bedroom, and a second full bath. Whether you need space for guests, kids, or a home office, this layout is both functional and flexible. You'll love the clever storage solutions tucked throughout the home—nothing cookie-cutter here. There's charm in every corner, from the updated carpet downstairs (2023) to the character touches that make this home feel custom. Major ticket items have already been taken care of: a new furnace (2025), new shingles with warranty (2024), a five-stage drinking water filtration system (2023), water softener and air conditioning to keep things cool in the summer. The outside truly sets this property apart. The backyard is a peaceful retreat—fully fenced with a brand-new fence (2024), beautifully landscaped, and made for relaxing. Enjoy summer nights around the fire pit, soak in the hot tub on the concrete pad under the gazebo. Imagine hosting summer BBQs on the freshly resurfaced and painted deck—completed just days ago, it looks and feels brand new. With a built-in gas hookup and BBQ included, all that's missing is your favorite grill recipe and a few friends to enjoy it with! Need room for vehicles or toys? You'll appreciate the heated, double detached, oversized garage with 10 foot ceilings! A mechanics dream!! A wide driveway with tons of parking—ideal for trucks, trailers, or work gear. Whether you're a family, a couple, or a hard-working individual looking to settle into something solid and full of personality, this home checks all the boxes. 217 Brooks Place is more than just a place to live—it's a home with soul, style, and all the extras that make life in Fort Mac that much easier. Reach out today to book your private tour—this one is worth seeing in person.</p>
Inclusions: Property Listed By:	<p>Wood shelf in kitchen, BBQ, Gazebo in backyard, hot tub, electric fireplace in primary bedroom RE/MAX Connect</p>

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









