



THE
A-TEAM

**RE/MAX
FIRST**

131 BUSSIERES Drive, Fort McMurray T9K 1W3

MLS®#: **A2218306**

Area: **Timberlea**

Listing Date: **05/08/25**

List Price: **\$629,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1998

Lot Information

Finished Floor Area

Abv Sqft:

1,923

Low Sqft:

Lot Sz Ar:

5,291 sqft

Ttl Sqft:

1,923

Lot Shape:

DOM

2

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Landscaped,Lawn

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Bookcases,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,See Remarks,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	8`0" x 5`0"	Dining Room	Main	8`9" x 15`0"
Kitchen	Main	8`4" x 16`3"	Laundry	Main	12`5" x 8`0"
Living Room	Main	15`3" x 17`0"	Office	Main	12`0" x 11`9"
4pc Bathroom	Second	9`0" x 5`0"	4pc Ensuite bath	Second	9`0" x 12`2"
Bedroom	Second	11`7" x 11`2"	Bedroom	Second	12`7" x 11`9"
Bedroom - Primary	Second	21`7" x 15`3"	3pc Bathroom	Basement	6`4" x 13`4"
Bedroom	Basement	16`2" x 11`0"	Bedroom	Basement	11`8" x 14`0"

Game Room
Furnace/Utility Room

Basement
Basement

26`0" x 21`0"
6`7" x 6`9"

Storage

Basement

18`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8521401

Remarks

Pub Rmks:

Stylish Updates in a Prime Family-Friendly Location - Welcome to 131 Bussieres Drive! Located in the heart of the desirable "B's" neighbourhood—known for its welcoming community and proximity to schools, parks, and trails—this spacious 1,923 sq ft home is perfectly designed for family living. Step onto the charming front veranda, a perfect spot for morning coffee or watching the kids ride bikes on this quiet, family-oriented street. Inside you will be greeted by new LVP and carpet throughout (just 1-2 years old), setting a fresh and modern tone from the moment you enter. The foyer features soaring ceilings that create a grand first impression. Just off the foyer, a flexible front room offers endless possibilities: home office, playroom, or a great space for a home-based business. The open-concept living area is ideal for gatherings, with a cozy gas fireplace in the living room and large windows that flood the space with natural light. The kitchen is complete with a gas stove, corner pantry, and eat-in dining area—perfect for casual meals or big Sunday family dinners. An updated powder room and a practical mudroom/laundry combo lead to the heated double garage, making day-to-day living easy and efficient. Upstairs, you'll find two generous kids' bedrooms with blackout blinds, a full 4-piece bathroom, and a bright primary suite featuring a walk-in closet and a bright 4-piece ensuite with a corner jetted tub and stand-up shower. The fully developed basement has laminate flooring throughout and adds two more bedrooms, a 3-piece bath, and a large rec room—ideal for teens, guests, or movie nights. Outside, the sunny southwest-facing backyard is fully fenced (with a brand-new section on one side) and offers a large deck and lots of built in storage room, perfect for summer BBQs and entertaining under the pergola. Located on one of Fort McMurray's most desirable streets, 131 Bussieres Crescent is close to the Birchwood Trails and within walking distance of two elementary schools, making it the perfect choice for families. This beautifully updated home checks all the boxes for families looking to settle in a vibrant and sought-after location. OPEN HOUSE MAY 10th 12-2pm!

Inclusions:
Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, all garage door opener & remote, all window coverings, hot tub (as is where is), central ac (as is where is)
RE/MAX Connect**

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













33'