



THE
A-TEAM

**RE/MAX
FIRST**

189 BROOKS Place, Fort McMurray T9K 2E6

MLS® #: **A2222075**

Area: **Timberlea**

Listing Date: **05/16/25**

List Price: **\$539,900**

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:

5,953 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,610

Low Sqft:

Ttl Sqft:

1,610

DOM

15

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

4 Level Split

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Creek/River/Stream/Pond,Front Yard,Greenbelt,Lawn,Low Maintenance Landscape,Many Trees,No Neighbours Behind,Paved,Private,Treed

Park Feat:

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Awning(s),BBQ gas line,Fire Pit,Playground,Private Entrance,Private Yard,Storage**

Construction:

Mixed

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Washer/Dryer

Int Feat:

Separate Entrance,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1

Legal Desc:

8320286

Remarks

Pub Rmks:

Welcome to this incredible opportunity in one of the most desirable areas, B Streets! This beautifully updated 5-BEDROOM, 3.5-BATHROOM HOME offers amazing space and functionality, plus one of the best locations you can ask for. Backing directly onto a GORGEOUS PARK, PLAYGROUND, and POND, you'll love the PEACE, PRIVACY, and the fact that there are NO REAR NEIGHBOURS. It truly feels like your own private oasis right in the heart of a FAMILY-FRIENDLY COMMUNITY. As soon

as you step inside, you'll notice the care and attention that's gone into every detail. The main level features a **BRIGHT, OPEN LAYOUT** with 3 generous **BEDROOMS**, 2 **FULL BATHROOMS**, and a **BEAUTIFULLY DESIGNED KITCHEN** complete with **STAINLESS STEEL APPLIANCES** including a **NEW G.E. CAFE GAS STOVE** that's perfect for cooking and entertaining. The foyer is **SPACIOUS** and **BEAUTIFULLY RENOVATED**, **FRESHLY PAINTED**, and features **STYLISH SHIPLAP DETAILING** that instantly creates a warm, charming **FARMHOUSE VIBE** the moment you walk in. The living room is **SUNNY** and **SPACIOUS** flooded with natural light through a large window that makes the space feel bright and inviting. The **DINING ROOM** is also **BRIGHT** complemented by cute wall paneling throughout the main floor that adds character and charm to the home. One of the standout features of this home is the **SUITE**, offering incredible **FLEXIBILITY**. It includes a **SEPARATE ENTRANCE** and its own **PRIVATE PATIO**. The suite boasts **ABOVE-GRADE WINDOWS** that flood the space with natural light, a **FULL KITCHEN**, **COZY LIVING ROOM**, 2 **BEDROOMS**, and a **NEWLY RENOVATED BATHROOM**. This space is perfect for extended family, guests or as a **MORTGAGE HELPER**. For added convenience, the home has **TWO SEPARATE LAUNDRY AREAS**, one for the main level and another for the basement suite making day-to-day living even easier and more independent for both spaces. The outdoor space is just as impressive. The **HUGE FULLY FENCED YARD** provides plenty of room for kids, pets, gardening, or relaxing. The **HOT TUB IS INCLUDED** (in as-is condition) offering a perfect spot to unwind. New **PAVEMENT STONES LEAD TO THE HOME AND AROUND THE HOUSE** adding curb appeal and functionality. Plus, there's a **NEW EAVESTROUGH** and an **ATTACHED GARAGE** for convenience. The home also features **AIR CONDITIONING**. Location-wise you're just a short walk from **TWO SCHOOLS**, **BUS STOPS** and the beautiful **BIRCHWOOD TRAILS**. Whether you're a growing family, a multi-generational household or an investor looking for a smart property this home has it all! The sellers are **HIGHLY MOTIVATED** and **ALL FURNITURE** and **ITEMS INSIDE AND OUTSIDE** the home are **NEGOTIABLE** so don't miss out on this fantastic opportunity. If you're looking for a **VERSATILE**, **STYLISH**, and **WELL-LOCATED HOME** with plenty of extras and **INCOME POTENTIAL**, this is the one. Schedule your private showing now!

Inclusions:

Property Listed By:

FRIDGEx2, STOVEx2, MICROWAVE x2, DISHWASHER, WASHERx2, DRYERx2, HOT TUB (AS IS)
ROYAL LEPAGE BENCHMARK

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











