



THE A-TEAM

RE/MAX FIRST

131 BRETT Drive, Fort McMurray T9K 2E4

MLS®#: A2227650 Area: Timberlea Listing Date: 06/04/25 List Price: \$518,900
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
Finished Floor Area: 1,558
Lot Sz Ar: 7,637 sqft
Ttl Sqft: 1,558

DOM

2
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 3
Garage Sz: 1

Access:
Lot Feat: Back Yard,Gazebo,Private,See Remarks,Treed
Park Feat: Driveway,Off Street,Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Balcony,Private Yard

Construction: Vinyl Siding
Flooring: Carpet,Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer
Int Feat: Central Vacuum
Utilities:

Room Information

Room Level Dimensions Room Level Dimensions
Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 8320286
Zoning: R1

Remarks

Pub Rmks: Open the door to YOUR new cozy and quaint 2 storey home located in the sought out area of Timberlea close to schools, parks, and amenities! This home has been

renovated and has over 1,500+ sq ft of above grade and is in excellent condition. 3 bedrooms on the upper floor, 1 in the basement, and large family room makes room for the growing family. The large primary bedroom has an ensuite, walk in closet, and a private balcony where you can sip your morning coffee. The main floor has separated living room/kitchen and dining area that lead to YOUR amazing large oasis of a backyard complete with hot tub and gazebo! This home is sure to check off the home buying checklist! It is priced to sell so get in before it's gone!!

Inclusions:
Property Listed By:

All Blinds, Heater in garage, Hot Tub
People 1st Realty

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











