



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

Lot Information

Lot Sz Ar:

7,637 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,558

Low 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:

Park Feat:

**Back Yard,Gazebo,Private,See Remarks,Treed
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

Legal/Tax/Financial

Level

Dimensions

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











