



# 137 Brosseau Crescent Fort McMurray Alberta

\$519,900

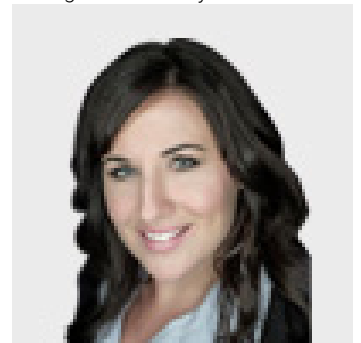
Welcome to 137 Brosseau Crescent, backing onto the enchanting Birchwood Trails in the sought-after B's neighborhood of Timberlea. This split-level home offers ample space and a host of features. Upon entering on the 3rd level, you're greeted by a spacious foyer, a convenient 2-piece powder room, direct access to the attached HEATED GARAGE, and a large walk-out family room featuring a cozy wood fireplace and a patio door leading to the back deck and yard. Up a short flight of stairs from the entry level, the main floor unfolds with a bright and airy living room, highlighted with vaulted ceilings and a stunning 2-way rock fireplace that stretches seamlessly to the ceiling. The dining room opens to a second rear deck, while the kitchen boasts GRANITE countertops and stainless steel appliances. Luxury vinyl plank flooring extends from the main level to the top floor, which offers two children's bedrooms, a main 4-piece bathroom, and the primary bedroom. The primary bedroom treats you to a private balcony, a walk-in closet, and a beautifully renovated 4-piece ensuite. The lower level of this immaculate home showcases brand new carpeting and updated vinyl windows. It encompasses a 4th bedroom and a spacious rec room, complete with decorative wall paneling. WELL maintained, this property has received fresh paint and new trim work, and it is available for immediate possession. Situated on a quiet street, this home is conveniently located within walking distance of two elementary schools. Additionally, it backs onto the Birchwood Trails, providing direct access to hiking, biking, and cross-country ski trails right at your doorstep. Don't miss the opportunity to make this unique home yours! (id:6769)

Dining room 11.58 Ft x 13.25 Ft  
Family room 20.00 Ft x 11.67 Ft  
Kitchen 10.42 Ft x 14.25 Ft  
Pantry 2.00 Ft  
4pc Bathroom 8.00 Ft x 5.00 Ft  
4pc Bathroom 7.75 Ft x 6.00 Ft  
Bedroom 6.00 Ft x 11.58 Ft

Primary Bedroom 11.42 Ft x 19.50 Ft  
Other 7.25 Ft x 7.00 Ft  
Bedroom 10.58 Ft x 11.00 Ft  
Recreational, Games room 12.00 Ft x 18.00 Ft  
Furnace 21.25 Ft x 9.00 Ft  
2pc Bathroom 9.33 Ft x 5.00 Ft  
Living room 19.00 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>



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Bedroom 13.33 Ft x 10.67 Ft