



112 Brebeuf Crescent Fort McMurray Alberta

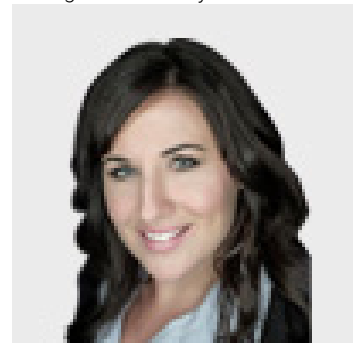
\$499,900

THE LOCATION YOU HAVE BEEN WAITING FOR; STARTS AT 112 BREBEUF CRESCENT! Located in the sought-after Timberlea B's, you have direct access to 2 elementary schools, Timberlea Public and St Annes School. In addition, you also have direct access to the outdoor rinks/basketball courts, parks, and just a hop skip and jump to Birchwood trails and community gardens. This award-winning floor plan offers great versatility with its 5 bedrooms and 4 baths. The 2 bedrooms in the basement can be your teenager and guest bedrooms or your den and family room. This prime location offers a fully fenced and landscaped yard backing a greenspace, as well as a large rear deck, front driveway and attached heated double garage with 220 volts. The exterior has had the shingles replaced in 2019, and a new front door. The interior of this move-in ready home offers a large front foyer with soaring vaulted ceilings and, updated foyer light fixture. This inviting space leads you to your open-concept living area with an updated kitchen featuring granite countertops, tile backsplash, timeless and refurbished white cabinetry, an eat up breakfast bar, and stainless-steel appliances. The dining nook is surrounded by windows and overlooks your yard. The large great room features hardwood floors, a gas fireplace surrounded by built-in niches to display your decor and family photos. This level is complete with main floor laundry, and mud room alongside a 2-pc powder room. The large staircase covered in hardwood leads you to a spacious upper level that includes 3 bedrooms and 2 updated bathrooms. One of the children's bedrooms features a window box. The Primary bedroom is oversized and features a walk-in closet and a beautifully renovated 5 pc ensuite, with granite countertops, tile floors double sinks, corner jetted tub and stand-up shower. The main 4 pc bathroom has been renovated with the same finishi...

- 3pc Bathroom 7.33 Ft x 6.00 Ft
- Bedroom 11.92 Ft x 13.08 Ft
- Bedroom 12.67 Ft x 17.17 Ft
- 2pc Bathroom 4.92 Ft x 5.08 Ft
- 4pc Bathroom 8.83 Ft x 5.00 Ft

- 5pc Bathroom 12.33 Ft x 12.25 Ft
- Bedroom 15.08 Ft x 10.92 Ft
- Bedroom 11.25 Ft x 11.00 Ft
- Primary Bedroom 13.67 Ft x 12.75 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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