



# 140 Brosseau Crescent Fort McMurray Alberta

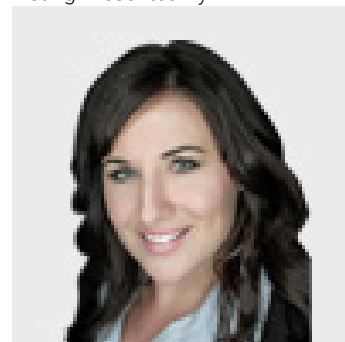
\$469,000

Welcome to this charming 4 bed, 4 bath family home situated on a generous 8000 sq ft lot in the sought-after Timberlea B's neighbourhood. Directly across from the Birchwood Trails, outdoor adventures are just steps away. The home features a spacious living and dining area with abundant natural light, leading to your first deck. The newer kitchen boasts ample storage, stainless steel appliances, and plenty of counter space. This split-level gem has a cozy family room with a wood-burning fireplace, leading to a ground-level deck and expansive backyard. The upper level offers 3 bedrooms and 2 bathrooms, including a primary bedroom with a 3 piece ensuite, and a surprise deck off one of the bedrooms. The basement offers another bedroom, a beautiful 3 piece bathroom, spacious laundry room, and a playroom/gym area plus plenty of storage in the large crawl space. Complete with a single attached garage, ample parking, and close proximity to 3 premier schools, shopping, and amenities, this home is a true gem. Don't wait too long to snag this one - CALL today! (id:6769)

Living room 19.25 Ft x 12.92 Ft  
 Dining room 8.75 Ft x 13.42 Ft  
 Kitchen 12.92 Ft x 13.00 Ft  
 3pc Bathroom 7.58 Ft x 6.00 Ft  
 4pc Bathroom 7.58 Ft x 4.83 Ft  
 Bedroom 9.42 Ft x 10.25 Ft  
 Bedroom 9.42 Ft x 11.42 Ft  
 Primary Bedroom 11.17 Ft x 11.58 Ft

3pc Bathroom 5.42 Ft x 8.67 Ft  
 Bedroom 10.17 Ft x 10.58 Ft  
 Recreational, Games room 10.50 Ft x 10.67 Ft  
 Laundry room 8.25 Ft x 9.67 Ft  
 Storage 7.83 Ft x 7.25 Ft  
 2pc Bathroom 4.42 Ft x 4.58 Ft  
 Family room 18.92 Ft x 18.08 Ft

Listing Presented By:



Originally Listed by:  
 COLDWELL BANKER UNITED



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