

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 \times 12.92 Ft Dining room 8.75 Ft \times 13.42 Ft Kitchen 12.92 Ft \times 13.00 Ft 3pc Bathroom 7.58 Ft \times 6.00 Ft 4pc Bathroom 7.58 Ft \times 4.83 Ft Bedroom 9.42 Ft \times 10.25 Ft Bedroom 9.42 Ft \times 11.42 Ft

Primary Bedroom 11.17 Ft x 11.58 Ft

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

Listing Presented By:



Originally Listed by: COLDWELL BANKER UNITED



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