



157 Brosseau Crescent Fort McMurray Alberta

\$659,900

Welcome to 157 Brosseau Crescent: Nestled in the prestigious Timberlea B's, this beautiful home offers a unique floor plan and is ideally situated along a coveted stretch of green space, backing onto the scenic Birchwood Trails while being located just steps from schools, parks and promising a lifestyle like no other. Boasting over 2,000 sq/ft of warm and inviting living space, this property is truly one-of-a-kind with new windows installed in 2018 and a 50-year metal roof with a transferable warranty (2016), you can enjoy peace of mind, knowing that major updates have already been taken care of. Known for larger lots, this neighbourhood is spaced out more than most providing ample parking for three vehicles on the interlocking brick driveway, which leads to the attached and heated double car garage. Side access to the backyard offers additional storage space for recreational toys and a newly constructed front deck (2024) welcomes you home. The interior features beautiful wood finishes that exude warmth and rustic charm. Upon entering, you'll find a main floor office that can easily be used as a bedroom, offering versatile use of space. Then into the back of the main floor you'll discover an open main living area that includes a sunken living room complete with cedar ceilings, a cedar feature wall, and a wood-burning fireplace. The centrally located kitchen is the heart of the home, featuring new quartz countertops and a sprayer faucet (2021), wood cabinets, stainless steel appliances, and a built in oven and range. Adjacent to the kitchen, the spacious dining room with soaring vaulted ceilings is perfect for hosting family gatherings and special occasions. Abundant natural light fills the open living area, creating a light and airy atmosphere. For more casual meals or when you'd like to simply relax, enjoy the screened-in porch, equipped with UV-protecting panels to...

4pc Bathroom 8.83 Ft x 5.00 Ft

4pc Bathroom 11.00 Ft x 16.08 Ft

Bedroom 12.17 Ft x 9.67 Ft

Bedroom 12.17 Ft x 10.08 Ft

Bonus Room 13.17 Ft x 13.00 Ft

Primary Bedroom 10.83 Ft x 12.67 Ft

Storage 5.08 Ft x 7.00 Ft

Storage 5.08 Ft x 7.58 Ft

Furnace 8.83 Ft x 7.25 Ft

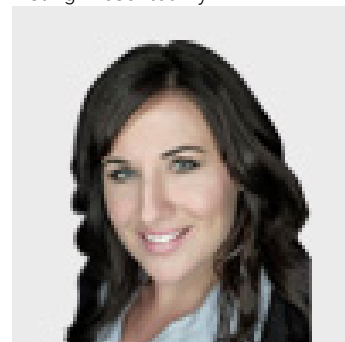
2pc Bathroom 3.92 Ft x 4.50 Ft

Bedroom 9.50 Ft x 13.92 Ft

Dining room 9.33 Ft x 15.58 Ft

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

Listing Presented By:



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The Agency North Central Alberta

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RE/MAX

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5pc Bathroom	4.92 Ft x 11.08 Ft	Family room	15.08 Ft x 12.75 Ft
Bedroom	8.08 Ft x 12.33 Ft	Foyer	9.50 Ft x 5.83 Ft
Bedroom	9.58 Ft x 12.17 Ft	Kitchen	10.50 Ft x 15.58 Ft
Recreational, Games room	17.58 Ft x 17.25 Ft		