



200 Bussieres Drive Fort McMurray Alberta

\$489,900

Step into a beautifully designed bi-level home located in a peaceful, established neighbourhood. This 1999 build boasts over 1300 sqft. above grade and is in excellent condition, promising a lifestyle of comfort and convenience. With 3 bedrooms on the main level and 2 more in the basement, there's room for everyone. The primary bedroom features an ensuite for added convenience. The triple parking driveway and double garage provide ample parking space. The open-concept main floor sets the stage for entertaining, while the basement hosts a welcoming rec room/TV space for movie nights and relaxation. What's more, there's a storage room in the basement, currently being used as a sauna, which is included with the property. The family-friendly backyard offers plenty of space for play and relaxation, complete with a cozy fire pit area. Enjoy the convenient location of the area while benefiting from the recent addition of a brand-new Central AC and furnace. This home is more than just a property, it's a haven for family living, entertaining, and making cherished memories.

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3pc Bathroom 7.08 Ft x 9.33 Ft

Bedroom 10.83 Ft x 10.83 Ft

Bedroom 10.67 Ft x 10.50 Ft

Recreational, Games room 13.25 Ft x 32.92 Ft

Storage 6.67 Ft x 5.42 Ft

Furnace 8.58 Ft x 16.42 Ft

3pc Bathroom 7.33 Ft x 7.75 Ft

4pc Bathroom 7.58 Ft x 15.75 Ft

Bedroom 12.08 Ft x 10.42 Ft

Bedroom 9.42 Ft x 9.58 Ft

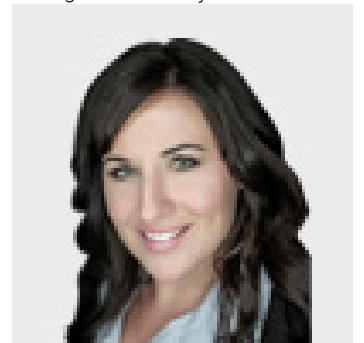
Dining room 16.25 Ft x 9.50 Ft

Kitchen 13.67 Ft x 10.42 Ft

Living room 13.92 Ft x 15.00 Ft

Primary Bedroom 13.58 Ft x 16.17 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

RE/MAX[®]

RE/MAX Fort McMurray

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