



312 Bussieres Drive Fort McMurray Alberta

\$499,900

Welcome to your haven in the heart of Timberlea, where comfort and functionality meet in perfect harmony. As you step through the front door, you're greeted by a spacious and inviting foyer, leading into the main living areas adorned with hardwood flooring. The open-concept layout seamlessly connects the living room, dining area, and kitchen, making it perfect for both everyday living and hosting gatherings with friends and family. The main floor also features three generously sized bedrooms, and two full bathrooms. Including the spacious primary suite with ensuite bath. Venture downstairs to discover the crown jewel of this home - the recently renovated basement. Designed with entertainment in mind, this space features luxurious vinyl plank flooring, and a brand new bathroom and laundry room, creating an atmosphere of sophistication and comfort. Whether you're hosting a movie night, game day, or cocktail party, this basement offers endless possibilities for leisure and enjoyment. The basement also includes two additional bedrooms, providing ample space for a growing family or overnight guests, or an in home gym. A second full bathroom adds convenience and ensures everyone's comfort. This home also boasts an attached double heated garage, providing shelter for your vehicles and additional storage space for your belongings. Say goodbye to scraping ice off your windshield during those cold winter months! Outside, you'll find a beautifully fenced yard, and deck. Located in the desirable community of Timberlea, this home offers proximity to schools, parks, shopping, and more, ensuring you have everything you need right at your fingertips. Don't miss your chance to own this exceptional property - schedule your private showing today! (id:6769)

3pc Bathroom 6.50 Ft x 6.33 Ft

Bedroom 13.25 Ft x 11.75 Ft

Laundry room 10.50 Ft x 5.92 Ft

Recreational, Games room 16.33 Ft x 31.83 Ft

Other 19.17 Ft x 5.92 Ft

Furnace 6.75 Ft x 5.67 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

Bedroom 12.08 Ft x 11.17 Ft

Bedroom 9.67 Ft x 10.58 Ft

Dining room 14.08 Ft x 10.83 Ft

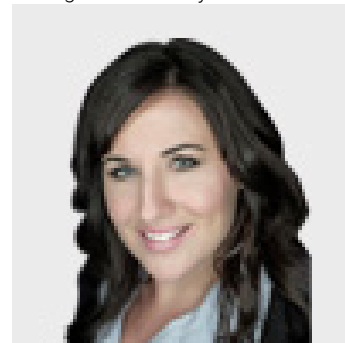
Kitchen 12.17 Ft x 14.92 Ft

Primary Bedroom 13.17 Ft x 14.25 Ft

Living room 16.17 Ft x 15.08 Ft

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

Listing Presented By:



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