

140 Brosseau Crescent
Fort McMurray, Alberta

MLS # A2165705



\$469,000

Division:	Timberlea		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,607 sq.ft.	Age:	1982 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: Fridge, Stove, OTR microwave, Dishwasher, Washer & Dryer, Freezer in basement, Shed.

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!