

\$549,900 - 105 Bussieres Drive, Fort McMurray

MLS® #A2115839

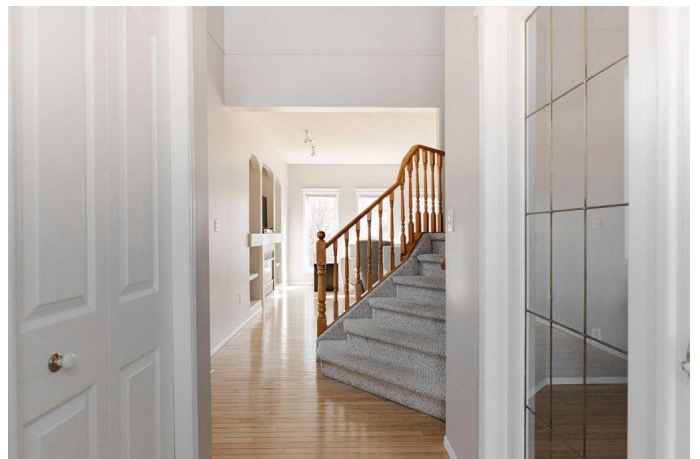
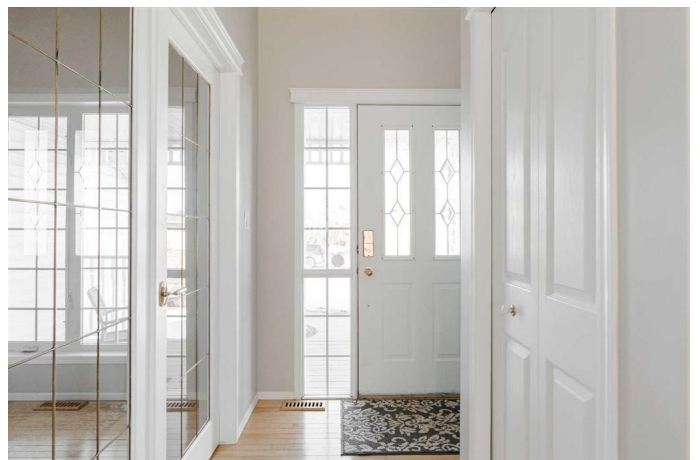
\$549,900

3 Bedroom, 4.00 Bathroom, 1,903 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 105 Bussieres Dr, nestled in the ever-popular Timberlea Bs neighbourhood, this stunning 2-storey home boasts 1903 sq ft of luxurious living space. Step inside and be greeted by a desirable main floor layout designed to suit your lifestyle needs. A versatile flex room is just off the front entrance, perfect for an office, formal dining area, playroom, or den - the choice is yours. The spacious living room and well-appointed kitchen offer the perfect setting for gatherings and everyday living. Natural light floods the interior, courtesy of the wall of windows that adorn the living room and kitchen, offering views of the backyard bathed in Southern exposure. Convenience is key with a 2-piece bathroom located off the kitchen, while a large boot room with laundry provides easy access to the double attached, heated garage. Upstairs you will find three well-appointed bedrooms, each featuring built-in closet organizers and ample windows. The primary bedroom is a retreat unto itself, boasting a walk-in closet and a luxurious ensuite bathroom with a corner jetted tub, separate water closet, and dual vanity areas - your own private oasis. The lower level of this home is an entertainer's dream, featuring a fully developed basement with a spacious rec room area, complete with a dry bar and gas fireplace. Movie nights will never be the same with the included theatre setup. A convenient 2-piece bathroom adds to the functionality of the space, while a large storage area awaits



your customization, perfect for converting into a fourth bedroom if desired. With recent upgrades including a newer deck (5 years), kitchen appliances (2023), washer & dryer (2023), hot water tank, furnace, and AC servicing (2021), Brand New Shingles (July 2024) along with freshly painted walls and refinished hardwood floors, this home exudes quality and attention to detail at every turn. Conveniently located, this property offers immediate access to excellent elementary schools and nearby trails, perfect for outdoor enthusiasts and growing families alike. Don't miss your opportunity to make this exceptional property your own.

Built in 1997

Essential Information

MLS® #	A2115839
Price	\$549,900
Sold Price	\$525,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,903
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	105 Bussieres Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9K 1V9

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street

Interior

Interior Features Built-in Features, Closet Organizers, Dry Bar, Pantry, Walk-In Closet(s)

Appliances Central Air Conditioner, Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Fireplace(s), Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Blower Fan, Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Dog Run Fenced In, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2024

Date Sold November 15th, 2024

Days on Market 240

Zoning R1

HOA Fees 0.00

Listing Details

Listing Office COLDWELL BANKER UNITED

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