

\$539,900 - 114 Bussieres Drive, Fort McMurray

MLS® #A2154171

\$539,900

6 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

BRAND NEW FURNACE, HWT AND A/C!

Welcome to 114 Bussieres Drive: Nestled in the heart of the Timberlea Bâ€™s - the neighbourhood everyone wants to be in - this spacious home features 6 bedrooms, 3 full bathrooms, a driveway long enough to store a camper plus an attached double car garage, a fully fenced backyard with a two tiered deck and a beautiful white aesthetic inside with a tremendous amount of natural lights offering a bright and airy space for you to add your personal touches to and call home.

Stacked windows that runs from the floor to the ceiling is found at the front of the home bringing the outdoors and the natural light into the living room, the first room youâ€™ll discover upon entering. A new light fixture hangs over the entrance and stairs lead you up into the kitchen and dining area that overlook the living room in this spacious open concept layout.

In the kitchen white cabinets lend themselves to the light and airy feel of the home, and stainless steel appliances include a brand New Dishwasher (2023) and updated Fridge and Stove. The pantry offers additional storage space and the peninsula adds plenty of extra counter space for cooking, baking or entertaining. Behind the kitchen the laundry room hosts a new washer and dryer, located next to the back yard access. This fully fenced yard is such a great space to relax in with a



two tiered deck complete with a gazebo (included with the home) plus raised garden boxes, a large shed, afternoon sun and a dog run accessible from the garage so the grass can be kept perfect all summer long!

Down the hall from the kitchen youâ€™ll find the first 3 bedrooms all generous in size along with a 4pc bathroom. Then a few steps up the primary suite can be found above the garage, complete with high ceilings, large windows, a walk in closet and ensuite bath with a jetted tub and two shower heads. Having 4 bedrooms above grade is a rare layout but ideal if you need an office, play room, have a large family or guests coming to stay.

Down into the lower level of the home the living space continues with a great size family room that can comfortably fit a large sectional and still have room for additional furniture. Another 4pc bathroom is located just off the family room as well as a large bedroom with double doors to access it and at the bottom of the stairs the sixth and final bedroom can be found. The home is also equipped with Central A/C, the double car garage is heated and insulated and the amount of storage the home offers is endless. Located only steps to trails, parks and some of the best schools in our region, schedule a tour of your new home today!

Built in 1999

Essential Information

MLS® #	A2154171
Price	\$539,900
Sold Price	\$527,500
Bedrooms	6
Bathrooms	3.00
Full Baths	3

Square Footage	1,593
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	114 Bussieres Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1W3

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Side By Side

Interior

Interior Features	High Ceilings, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Closet Organizers, Vinyl Windows, Jetted Tub, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garage Control(s), Microwave
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Rain Gutters, Storage
Lot Description	Back Yard, Lawn, Front Yard, Garden, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	November 18th, 2024
Days on Market	109
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office The Agency North Central Alberta

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