

\$564,900 - 168 Bussieres Drive, Fort McMurray

MLS® #A2174633

\$564,900

6 Bedroom, 4.00 Bathroom, 2,061 sqft
Residential on 0.14 Acres

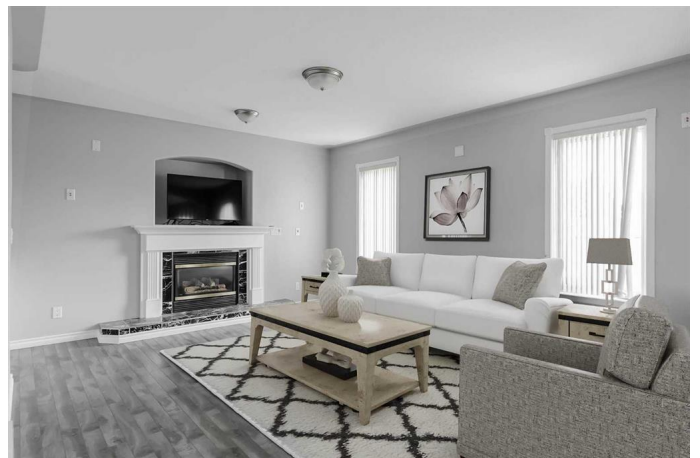
Timberlea, Fort McMurray, Alberta

Spacious Family Home in the B'S OF TIMBERLEA! Perfect for large families. Looking for a home that fits the whole family and offers incredible location perks? This 6-bedroom, 2-story home in Timberlea could be just what you're looking for! With 5 large bedrooms upstairs (4 up plus a main-floor bedroom/office) and a full bathroom, this house is ideal for families who need space and value a well-cared for home.

Located in one of Fort McMurray's most family-friendly neighborhoods, you'll be close to schools, bus stops, parks, walking trails, shopping centers, and even an outdoor rink. Imagine the kids walking to school or biking through the trails nearby!

Step into a welcoming foyer with vaulted ceilings that lead into an open living and dining area, perfect for hosting large family gatherings. The main-floor bedroom and full bathroom offer great flexibility for guests or in-laws. The spacious living room at the back features a cozy gas fireplace and bright windows, while the recently updated kitchen includes a corner pantry, moveable island, and access to the large covered deck with a gas hookup for your BBQ.

The upper level boasts 4 generously sized bedrooms, including a primary bedroom with ensuite, and an additional full bathroom, ensuring everyone has their own space.



The (now completed) brand new finished basement offers even more room to grow, with a large rec/games room, a potential 6th bedroom, a bathroom, and ample storage. The fully fenced backyard with underground sprinklers is perfect for play, while the heated garage adds convenience during the winter months.

While the home has seen many upgrades over the years—including new shingles, updated kitchen, bathrooms, and a carpet-free interior—there's still room to personalize and add your own touch. If you're looking for space, community, and the chance this executive style home at an affordable price, this home is a must-see!

Built in 1997

Essential Information

MLS® #	A2174633
Price	\$564,900
Sold Price	\$540,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,061
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	168 Bussieres Drive
Subdivision	Timberlea

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1V2

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Heated Garage

Interior

Interior Features	Built-in Features, Jetted Tub, Pantry
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2024
Date Sold	November 20th, 2024
Days on Market	29
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.