# \$614,900 - 131 Bussieres Drive, Fort McMurray

MLS® #A2218306

# \$614,900

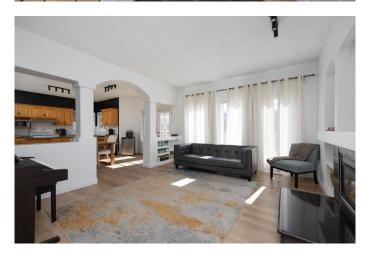
5 Bedroom, 4.00 Bathroom, 1,923 sqft Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Stylish Updates in a Prime Family-Friendly Location â€" Welcome to 131 Bussieres Drive! Located in the heart of the desirable "B's― neighbourhoodâ€"known for its welcoming community and proximity to schools, parks, and trailsâ€"this spacious 1,923 sq ft home is perfectly designed for family living. Step onto the charming front veranda, a perfect spot for morning coffee or watching the kids ride bikes on this quiet, family-oriented street. Inside you will be greeted by new LVP and carpet throughout (just 1â€"2 years old), setting a fresh and modern tone from the moment you enter. The foyer features soaring ceilings that create a grand first impression. Just off the foyer, a flexible front room offers endless possibilities: home office, playroom, or a great space for a home-based business. The open-concept living area is ideal for gatherings, with a cozy gas fireplace in the living room and large windows that flood the space with natural light. The kitchen is complete with a gas stove, corner pantry, and eat-in dining areaâ€"perfect for casual meals or big Sunday family dinners. An updated powder room and a practical mudroom/laundry combo lead to the heated double garage, making day-to-day living easy and efficient. Upstairs, you'II find two generous kids' bedrooms with blackout blinds, a full 4-piece bathroom, and a bright primary suite featuring a walk-in closet and a bright 4-piece ensuite with a corner jetted tub and stand-up shower. The fully developed







basement has laminate flooring throughout and adds two more bedrooms, a 3-piece bath, and a large rec roomâ€"ideal for teens, guests, or movie nights. Outside, the sunny southwest-facing backyard is fully fenced (with a brand-new section on one side) and offers a large deck and lots of built in storage room, perfect for summer BBQs and entertaining under the pergola. Located on one of Fort McMurray's most desirable streets, 131 Bussieres Crescent is close to the Birchwood Trails and within walking distance of two elementary schools, making it the perfect choice for families. This beautifully updated home checks all the boxes for families looking to settle in a vibrant and sought-after location.

## Built in 1998

## **Essential Information**

MLS® # A2218306 Price \$614,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,923 Acres 0.12 Year Built 1998

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 131 Bussieres Drive

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta

Postal Code T9K 1W3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Pantry,

See Remarks, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, See Remarks,

Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features None

Lot Description Landscaped, Lawn Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 39 Zoning R1

# **Listing Details**

Listing Office RE/MAX Connect

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