



DON'T GAMBLE WITH YOUR HOME.  
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**131 Bussieres Drive**  
**Fort McMurray, Alberta**

**MLS # A2232203**



**\$599,900**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                     |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 1,923 sq.ft.                  | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 5                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                     |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, See Remarks |               |                   |

|                    |                                                                                                                                       |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                                                                                                                | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |    |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all garage door opener & remote, all window coverings, hot tub (as is where is), central ac (as is where is)

Stylish Family Home in a Sought-After Location &ndash; 131 Bussieres Drive! Welcome to 131 Bussieres Drive, nestled in the heart of one of Fort McMurray's most beloved family neighbourhoods&mdash;the "B's"! Surrounded by parks, trails, and top-rated schools, this beautifully updated 1,923 sq ft home offers comfort, space, and flexibility for every stage of family life. Step up to the charming front veranda&mdash;perfect for morning coffee or keeping an eye on the kids as they ride bikes along this quiet, family-friendly street. Inside, you're welcomed by soaring ceilings in the foyer and a fresh, modern interior featuring luxury vinyl plank (brand new) and carpet (2 years old). . Just off the entryway, a versatile front room makes a great home office, playroom, or space for a home-based business. The open-concept living and dining area is bright and inviting, with large windows and a cozy gas fireplace. The kitchen offers a gas stove, corner pantry, and eat-in dining area&mdash;ideal for quick weekday meals or big family dinners. A stylishly updated powder room and a practical mudroom/laundry combo lead to the heated double garage, keeping day-to-day life organized and functional. Upstairs, you'll find two spacious bedrooms with blackout blinds, a full 4-piece bath, and a bright primary suite with walk-in closet and ensuite featuring a jetted tub and separate shower. Downstairs, the fully finished basement adds even more space with laminate flooring, two additional bedrooms, a 3-piece bath, and a large rec room&mdash;perfect for teens, guests, or movie nights. The sunny, southwest-facing backyard is fully fenced (with a newly replaced section), and features a large deck, pergola, and built-in storage&mdash;ideal for summer BBQs and outdoor fun. Located just steps from the Birchwood Trails and within walking distance to two

elementary schools, 131 Bussieres Drive offers the perfect blend of style, space, and location. Don't miss your chance to personalize your flooring and make this beautiful home truly yours!