

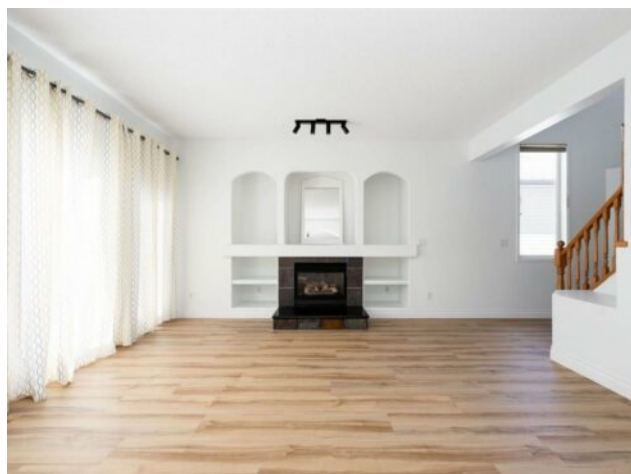


DON'T GAMBLE WITH YOUR HOME.
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131 Bussieres Drive
Fort McMurray, Alberta

MLS # A2251278



\$584,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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)

Set in one of Timberlea's most sought-after family pockets, this 5-bedroom, 4-bathroom two-storey offers the perfect mix of space, comfort, and location. The "B's" are known for quiet streets, Birchwood Trails are steps from your door, parks and playgrounds are just around the corner and great elementary schools just steps away—and this home puts you right in the middle of it all. Inside, soaring ceilings and BRAND-NEW LUXURY VINYL PLANK FLOORINGS create a bright, modern welcome. The open-concept main floor is made for busy family life: a cozy living room with gas fireplace, a kitchen with gas stove and corner pantry, and a handy main-floor flex room that can be used as a office or playroom. The mudroom/laundry area leads straight into your heated double garage—ideal for hockey gear, strollers, and everyday convenience. Upstairs, the oversized primary suite delivers a private retreat with walk-in closet and ensuite with new LVP flooring, new vanity, shower and corner jet tub, while two more bedrooms and a full bath keep kids close by. The fully finished basement expands your options with two more bedrooms, a full bath, and a huge rec room for movie nights, games, or teen hangouts. Outside is all about family fun: a sunny SOUTHWEST-facing backyard with a large deck, pergola, built-in storage—ideal for summer BBQs and outdoor fun and plenty of fenced space for kids and pets to run free. Recent upgrades include brand new LVP flooring, carpet (2 years ago) and one side of the fenced is only a few years old. If you've been looking for a home that balances space, function, and one of Fort McMurray's most kid-friendly, trail-filled neighborhoods, 131 Bussieres Drive is the one. And here's the best part: this home is vacant and ready for immediate possession. No

waiting—your family can start enjoying this amazing location and move-in-ready home right away.