

# \$649,888 - 232 Bussieres Drive, Fort McMurray

MLS® #A2216219

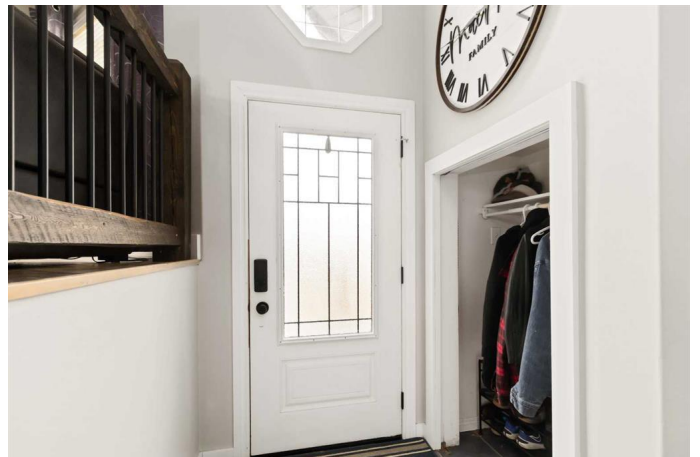
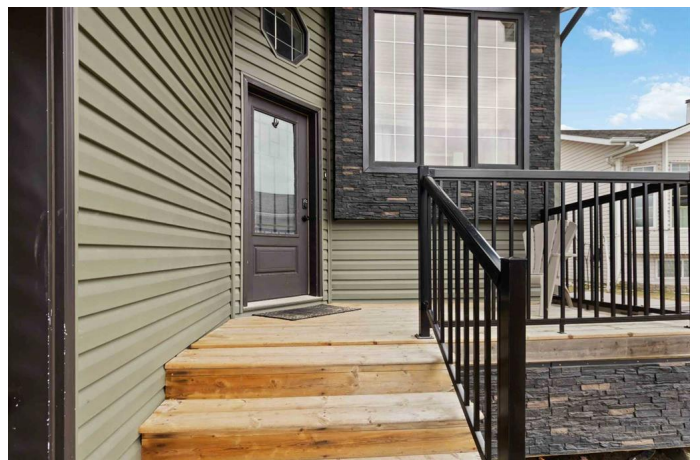
## \$649,888

4 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

TIMBERLEA B'S BEAUTY INSIDE AND OUT, WITH STUNNING CURB APPEAL AND TONS OF RENOVATIONS, RV PARKING, FANTASTIC YARD, SITUATED AT THE DESIRABLE RESIDENCE OF 232 BUSSIERES DRIVE BACKING THE GREENSPACE BERM. Let's begin with the extensive renovations completed on this 4-bedroom 3-bathroom home. Siding, shingles, driveway, flooring, light fixtures, exterior pot lights added, deck, paint, furnace, hot water tank, central a/c, renovated bathrooms, and exterior doors all updated during the seller's home ownership. The exterior of the home offers generous parking and room for an RV, as well as an attached heated double garage. Oversized heated garage, 32x16 back deck with storage underneath, fully landscaped and fenced, and has room and is RMWB permitted for an 18x20 shed, plus wired for a hot tub. Inside this spacious modified bilevel offering over 2000 sq ft of living space (NO CARPET), you have luxury vinyl plank floors, vaulted ceilings, a bright front great room featuring a built-in stone-faced electric fireplace. This bright and airy living space continues with a bright white kitchen with corner pantry and stainless appliances, and a large eat-in dining room featuring garden doors leading to your yard and deck. The main level continues with your Primary bedroom with extended vaulted ceilings, and a fully renovated ensuite with tile floors and jetted tub. Then there is your 2nd



renovated main bathroom. The upper level features two more bedrooms, both featuring window benches. To complete this upper level, you have a large storage area. The fully finished lower level features the continued vinyl plank floors covering the large family room with large above-ground windows. Then a 4th bedroom and full bathroom. to complete this lower level, you have loads of storage, and a separate laundry room with a sink. This home is perfectly located in the desirable Timberlea B's, in walking distance to 2 elementary schools, parks, outdoor rinks, basketball courts, and the vibrant Birchwood trails. Sellers say they have loved the location of this family street and the home where the neighbours are the best. Call today for your personal tour of this move-in-ready home.

Built in 1997

**Essential Information**

MLS® #	A2216219
Price	\$649,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,301
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	232 Bussieres Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9K 1T3

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	10
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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