

\$664,900 - 113 Bussieres Drive, Fort McMurray

MLS® #A2253561

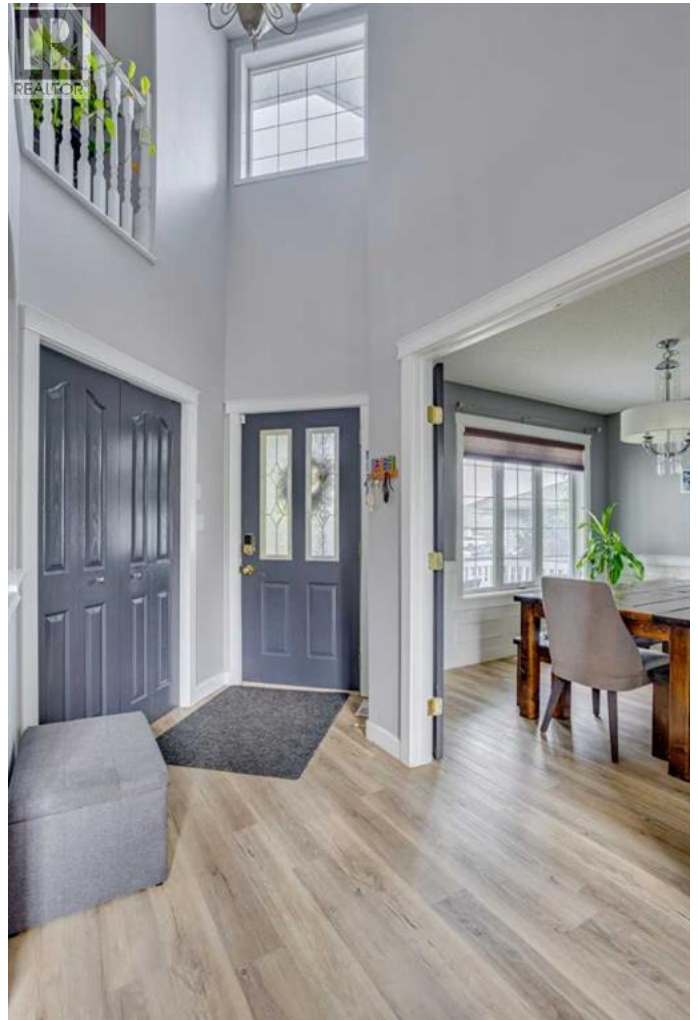
\$664,900

4 Bedroom, 4.00 Bathroom, 2,047 sqft

Single Family on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 113 Bussieres Drive! This beautifully maintained home blends luxury finishes with a warm, inviting feel in the highly sought-after Timberlea Bâ€™s. Located close to schools, shopping, playgrounds, parks, and walking trails, this property offers a true sense of home and is ready to welcome you. Step inside to a stunning two-story open entryway that sets the tone for the main floor. Here youâ€™ll find luxury vinyl plank flooring (2020), fresh paint (2021), and a spacious living room with soaring ceilings, tall windows that flood the space with natural light, and a cozy gas fireplace. The kitchen offers granite countertops, stainless steel appliances, a corner pantry, and sits adjacent to the dining area, where large windows and doors open onto the back deck. Rounding out the main level is a convenient laundry room, half bath, and a heated garage with epoxy floors and storage. Upstairs, youâ€™ll discover three bedrooms including a large primary suite complete with a walk-in closet and a four-piece ensuite featuring a relaxing soaker tub. A second full bathroom serves the additional bedrooms. The fully finished basement (2017) offers engineered hardwood flooring, a large bedroom, a three-piece bathroom, and an office or flex space. The utility area is equipped with hot water on demand and a water softener for added comfort. Outside, enjoy brand-new shingles (2025), central A/C, and a backyard built for relaxation with a deck (2020) featuring privacy walls and access to



fenced in dog-run, tall mature trees that add elegance and privacy, and a quaint 8x12 storage shed. At the front, the exposed aggregate driveway and inviting front porch add even more curb appeal. This home has been thoughtfully updated and meticulously cared for – call for your showing today!
(id:6289)

Built in 1999

Essential Information

Listing #	A2253561
Price	\$664,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,047
Acres	0.12
Year Built	1999
Type	Single Family
Sub-Type	Freehold

Community Information

Address	113 Bussieres Drive
Subdivision	Timberlea
City	Fort McMurray
Province	Alberta
Postal Code	T9K1W3

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Other, PVC window
Parking Spaces	4
Parking	Attached Garage, Exposed Aggregate, Garage, Heated Garage, Parking Pad, See Remarks
# of Garages	3

Interior

Appliances	Refrigerator, Water softener, Range - Electric, Dishwasher, Microwave
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	Range Hood Combo, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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