

# \$624,900 - 172 Brosseau Crescent, Fort McMurray

MLS® #A2184276

**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,975 sqft  
Residential on 0.19 Acres

Timberlea, Fort McMurray, Alberta

RENOVATIONS COMPLETE! Over 8000 sq/ft LOT! Welcome to 172 Brosseau Cres. This beautifully renovated single-family residence offers the perfect blend of modern amenities and classic charm. With 4 spacious bedrooms and 2.5 bathrooms, this 1975 sq. ft. (above grade) home provides ample space for families of all sizes. On the main floor this home offers not one but two large living rooms both providing loads of natural light, one living room has a tiled surrounded wood fireplace and surround sound speakers. The renovated kitchen has ample counter and cabinet space, an incredible linear window that gives you a view of the entire backyard, newer appliances, and an eat up bar. The main level also offers a spacious office and laundry room. The 2nd level offers 3 bedrooms including the primary bedroom which has a renovated en suite bathroom with in-floor heat, a beautiful stand up shower with body jet system, a heat light, and built in cabinetry that surround mirror. The 2nd level also offers a 4PCE main bathroom which has also been renovated. The fully developed basement comes with a large rec room, the 4th bedroom, 2 large storage rooms, and a roughed in bathroom that comes with materials. Last but not least this home comes with a double attached heated garage, and a large fenced back yard. Nestled in the sought-after B Streets, this home is conveniently located near schools, parks, and shopping, ensuring you have everything you need just a short drive or walk away. Upgrades



for this homes includes WINDOWS (2007), FURNACE (2017,) A/C (2017), SHINGLES (2017), PRIMARY EN SUITE (2022), KITCHEN (2006), HWT IS A 2004 BUT SAT IN STORAGE FOR 14 YEARS BEFORE BEING INSTALLED IN 2018, LIVING ROOM SLIDING DOOR (2007), 22ft X 14ft back deck (2024), KITCHEN COUNTER TOPS (2017). Call now for your personal showing.

Built in 1982

### Essential Information

MLS® #	A2184276
Price	\$624,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,975
Acres	0.19
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	172 Brosseau Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2G7

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, 220 Volt Wiring, Driveway

# of Garages 2

### **Interior**

Interior Features Central Vacuum, Granite Counters, No Smoking Home, See Remarks  
Appliances Central Air Conditioner, Dishwasher, Microwave, Washer/Dryer  
Heating Forced Air, Natural Gas, Electric  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Tile, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Entrance  
Lot Description Back Yard, Landscaped  
Roof Asphalt Shingle  
Construction Concrete  
Foundation Poured Concrete

### **Additional Information**

Date Listed December 21st, 2024  
Days on Market 105  
Zoning R1

### **Listing Details**

Listing Office ROYAL LEPAGE BENCHMARK

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