

# \$518,900 - 131 Brett Drive, Fort McMurray

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MLS® #A2227650

## \$518,900

4 Bedroom, 4.00 Bathroom, 1,558 sqft

Residential on 0.18 Acres

Timberlea, Fort McMurray, Alberta

Open the door to YOUR new cozy and quaint 2 storey home located in the sought out area of Timberlea close to schools, parks, and amenities! This home has been renovated and has over 1,500+ sq ft of above grade and is in excellent condition. 3 bedrooms on the upper floor, 1 in the basement, and large family room makes room for the growing family. The large primary bedroom has an ensuite, walk in closet, and a private balcony where you can sip your morning coffee. The main floor has separated living room/kitchen and dining area that lead to YOUR amazing large oasis of a backyard complete with hot tub and gazebo! This home is sure to check off the home buying checklist! It is priced to sell so get in before itâ€™s gone!!

Built in 1982

## Essential Information

MLS® #	A2227650
Price	\$518,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,558
Acres	0.18
Year Built	1982
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	131 Brett Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2E4

### **Amenities**

Parking Spaces	3
Parking	Driveway, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Gazebo, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

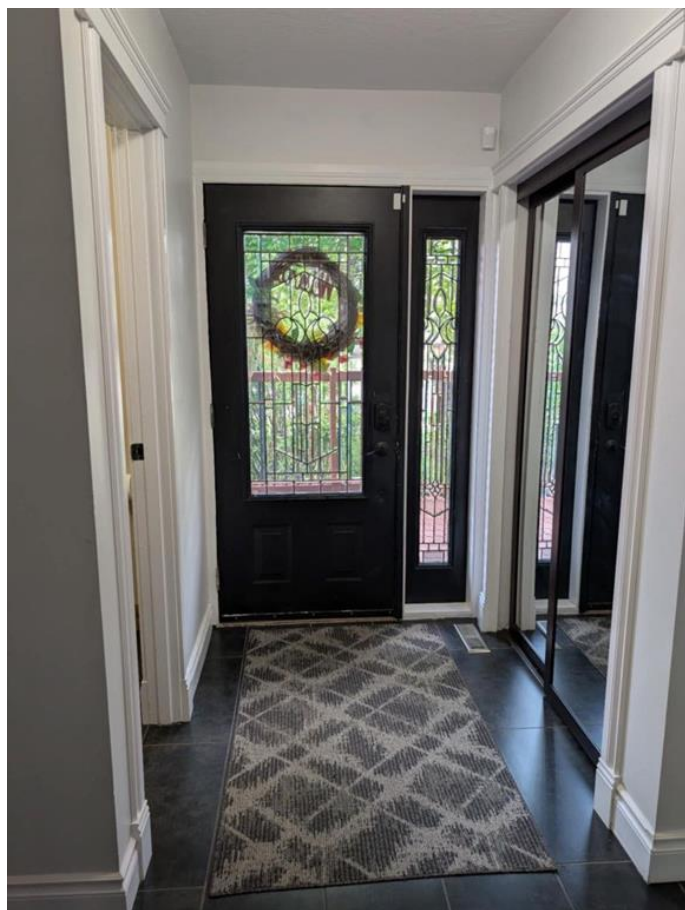
### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	19
Zoning	R1

## Listing Details

Listing Office

People 1st Realty



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