

# \$599,900 - 131 Bussieres Drive, Fort McMurray

MLS® #A2232203

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,923 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Stylish Family Home in a Sought-After Location – 131 Bussieres Drive! Welcome to 131 Bussieres Drive, nestled in the heart of one of Fort McMurray’s most beloved family neighbourhoods – the “B”s! Surrounded by parks, trails, and top-rated schools, this beautifully updated 1,923 sq ft home offers comfort, space, and flexibility for every stage of family life. Step up to the charming front veranda – perfect for morning coffee or keeping an eye on the kids as they ride bikes along this quiet, family-friendly street. Inside, you’re welcomed by soaring ceilings in the foyer and a fresh, modern interior featuring luxury vinyl plank and carpet (both just 1–2 years old). Even better – purchase now and you’ll have the exciting opportunity to choose your own brand-new LVP flooring, which will be professionally installed before move-in (due to manufacturing defect LVP flooring is being replaced by warranty). Just off the entryway, a versatile front room makes a great home office, playroom, or space for a home-based business. The open-concept living and dining area is bright and inviting, with large windows and a cozy gas fireplace. The kitchen offers a gas stove, corner pantry, and eat-in dining area – ideal for quick weekday meals or big family dinners. A stylishly updated powder room and a practical mudroom/laundry combo lead to the heated double garage, keeping day-to-day life organized and functional. Upstairs, you’ll find two spacious bedrooms



with blackout blinds, a full 4-piece bath, and a bright primary suite with walk-in closet and ensuite featuring a jetted tub and separate shower. Downstairs, the fully finished basement adds even more space with laminate flooring, two additional bedrooms, a 3-piece bath, and a large rec roomâ€”perfect for teens, guests, or movie nights. The sunny, southwest-facing backyard is fully fenced (with a newly replaced section), and features a large deck, pergola, and built-in storageâ€”ideal for summer BBQs and outdoor fun. Located just steps from the Birchwood Trails and within walking distance to two elementary schools, 131 Bussieres Drive offers the perfect blend of style, space, and location. Donâ€™t miss your chance to personalize your flooring and make this beautiful home truly yours!

Built in 1998

**Essential Information**

MLS® #	A2232203
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,923
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	131 Bussieres Drive
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1W3

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	7
Zoning	R1

### Listing Details

Listing Office	RE/MAX Connect
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