



GRASSROOTS
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**132 Breukel Crescent
Fort McMurray, Alberta**

MLS # A2231687



\$580,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,374 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: SHED, HOT TUB, MINI FRIDGE, STAND UP FREEZER, WORK BENCH NEGOTIABLE.

Welcome to 132 Breukel Crescent: Perfectly positioned in the desirable "B’s" of Timberlea and located just steps from Timberlea Public and St. Anne Schools, this home combines a prime location with exceptional pride of ownership. Lovingly maintained for the past 12 years by its current owners, this five-bedroom, three-bathroom home is move-in ready and waiting for its next chapter. Mature landscaping enhances the home's curb appeal, with a double driveway leading to a heated, attached double garage. The garage is finished with sleek epoxy flooring and is perfectly set up as a workspace or a hangout—complete with dart board and room to tinker. A grand entryway welcomes you into a bright and spacious main floor where thoughtful updates and a modern aesthetic shine. Luxury vinyl plank flooring (2021) flows throughout, and a soft, neutral palette adds to the home's timeless appeal. The living room features a beautiful stone-surround natural gas fireplace and is large enough to accommodate both formal and casual living spaces. The kitchen is the heart of the home, freshly updated with repainted white cabinetry (2020), quartz countertops (2021), and gleaming stainless steel appliances including a brand-new dishwasher (2025). A centre island and corner pantry offer abundant storage, and tile flooring transitions you into the bright dining area—perfect for hosting. Step out onto the two-tiered back deck where mature trees create a peaceful, private retreat. A gas line for the BBQ, a privacy wall enclosing a hot tub (included and ready to enjoy), and a gated side yard with a large shed (with ramp) complete the functional and serene outdoor space. The main level offers two bedrooms including a spacious primary suite with room for a king-sized bed, two windows for natural light, a walk-in closet, and a four-piece ensuite with soaker

tub and updated tile surround (2021). The second bedroom also makes an ideal home office or nursery. The lower level is equally impressive with three more generously sized bedrooms featuring high ceilings and large windows. A second natural gas fireplace adds warmth and comfort to the family room, which also includes a stylish wet bar with a mini fridge—perfect for movie nights or entertaining. A spotless utility/laundry room houses a stand-up freezer (included), and a large storage space ensures there's room for everything. The hot water tank was replaced in 2024, and the home is also equipped with central A/C for year-round comfort. Set on a quiet crescent with strong property values and surrounded by well-cared-for homes, this is a rare opportunity to own a truly special property in a sought-after location. Schedule your private tour of 132 Breukel Crescent today.