



**121 Brooks Place
Fort McMurray, Alberta**

MLS # A2250415



\$449,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,511 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind, Views		

Heating:	Floor Furnace, Natural Gas		
Floors:	Hardwood, Laminate		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	See Remarks		
Foundation:	Poured Concrete		
Features:	See Remarks		
Inclusions:	fridge x 2, stove, dishwasher, washer/dryer		

STUNNING SUNRISES/SUNSETS, POND LOCATION, HUGE YARD, RV PARKING, BIG BACKYARD AND DECK DETACHED GARAGE AND MORE! This beautiful 5 bedroom home features 3 full baths and 1 half baths. Room for the entire family! The beautiful renovated kitchen is PERFECT for the chef of the family with lots of storage, granite countertops and a flex area for eating or hanging out! The living room flows into the dining room with garden doors leading to a big deck overlooking a HUGE Fenced yard backing on to the POND and Greenspace. There is a flex room on the main floor great as an office or another bedroom or playroom. The upper floor features 3 good sized bedrooms, 1-4pc bathroom and the Primary bedroom having its own 3 PC Ensuite bath. You will LOVE the rustic vibes with gorgeous stone surround wood burning fireplace to cozy up the holidays or read a good book. The renovated basement is developed with 2 bedrooms, 1-3PC Bathroom, kitchenette and family room and laundry. Surrounded with vinyl plank flooring, updated paint in modern colors, furnace and hot water tank replaced around 2017. The driveway is long with room for lots of parking. Nestled within blocks to Timberlea Public and Saint Anne's schools, bus route and more, you will FALL IN LOVE WITH JUST ONE LOOK! CALL NOW TO VIEW!