



GRASSROOTS
REALTY GROUP

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113 Bussieres Drive
Fort McMurray, Alberta

MLS # A2253561



\$664,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Garden, Interior Lot, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Welcome to 113 Bussieres Drive! This beautifully maintained home blends luxury finishes with a warm, inviting feel in the highly sought-after Timberlea B’s. Located close to schools, shopping, playgrounds, parks, and walking trails, this property offers a true sense of home and is ready to welcome you. Step inside to a stunning two-story open entryway that sets the tone for the main floor. Here you’ll find luxury vinyl plank flooring (2020), fresh paint (2021), and a spacious living room with soaring ceilings, tall windows that flood the space with natural light, and a cozy gas fireplace. The kitchen offers granite countertops, stainless steel appliances, a corner pantry, and sits adjacent to the dining area, where large windows and doors open onto the back deck. Rounding out the main level is a convenient laundry room, half bath, and a heated garage with epoxy floors and storage. Upstairs, you’ll discover three bedrooms including a large primary suite complete with a walk-in closet and a four-piece ensuite featuring a relaxing soaker tub. A second full bathroom serves the additional bedrooms. The fully finished basement (2017) offers engineered hardwood flooring, a large bedroom, a three-piece bathroom, and an office or flex space. The utility area is equipped with hot water on demand and a water softener for added comfort. Outside, enjoy brand-new shingles (2025), central A/C, and a backyard built for relaxation with a deck (2020) featuring privacy walls and access to fenced in dog-run, tall mature trees that add elegance and privacy, and a quaint 8x12 storage shed. At the front, the exposed aggregate driveway and inviting front porch add even more curb appeal. This home has been thoughtfully updated and meticulously cared for — call for your showing today!

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