120 Brebeuf Crescent
Fort McMurray, Alberta

MLS # A2257437

$539,900

Division:	Timberlea
Type:	Residential/House
Style:	Bi-Level
Size:	1,167 sq.ft.
Age:	1999 (26 yrs old)
Beds:	6
Baths:	3
Garage:	Concrete Driveway, Double Garage Attached
Lot Size:	0.12 Acre
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Street L

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Pantry		

Inclusions:	NA

OPEN HOUSE SUNDAY, SEPTEMBER 21ST FROM 11AM-1PM . Welcome to 120 Brebeuf Crescent, This beautifully designed bi-level home offers over 2,000 sq ft of comfortable living space, just steps from parks and not one but two elementary schools, perfect for growing families. Inside, you’ll love the modern feel with stylish black accent walls and doors, paired with an updated kitchen that makes everyday living both functional and on-trend. The open floor plan creates a warm, inviting atmosphere, while large windows bring in natural light. With 6 bedrooms in total and 3 full bathrooms, there’s space for everyone. The primary suite features its own private 4-piece ensuite. The lower level is a family’s dream, boasting a theatre room for movie nights and game days that feel just a little more special. Outside, the backyard backs onto mature trees with no neighbors behind, giving you privacy and a natural backdrop. The lot is a great size, offering room to enjoy the outdoors. Plus, the double attached heated garage and ample parking make life easy year-round, whether it’s winter mornings or family gatherings. This home has been well cared for and provides a solid foundation, with plenty of opportunity for a new family to roll up their sleeves and add their own finishing touches, just a little love will go a long way in making it even better. Call today to schedule your private showing!