



**113 Bussieres Drive  
Fort McMurray, Alberta**

**MLS # A2279079**

**\$634,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Few Trees, Front Yard, Gazebo, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings		
<b>Inclusions:</b>	N/A		

Presenting 113 Bussieres Drive! This large, custom-built family home boasts an impressive list of upgrades sure to impress. Ideally located on a quiet street in Timberlea, the property is close to schools, parks, playgrounds, and excellent walking and biking trails. With striking curb appeal, this two-story home is perfectly suited for both refined family living and hosting memorable gatherings with friends and family. Step inside to discover a unique floor plan that blends everyday functionality with a flair for elegance. The main floor showcases soaring ceilings in the living room, complemented by expansive windows that flood the space with natural light and create an impressive sense of openness. Through an elegant arched opening, the dining room continues the theme with large windows overlooking the backyard. The kitchen is truly the heart of the home, featuring fine granite countertops, stainless steel appliances, and high-end cabinetry-ideal for both entertaining and daily living. Also on the main floor is a stylish flex room, perfect for private dining, a home office, or a quiet retreat. A main-floor laundry room, 2-piece powder room, and direct access to the heated double attached garage complete this exceptional level. Upstairs, dramatic sightlines overlook the living room and front foyer below. Two generously sized bedrooms at the front of the home offer large, bright windows and ample closet space. The primary bedroom overlooks the backyard and features a spacious walk-in closet designed for even the most discerning wardrobe. The spa-like ensuite includes a large jetted soaker tub set in a luxurious and serene space. The fully finished basement provides a large family room, ideal for a home theatre or games area, along with a fourth bedroom, a full bathroom, and additional space perfect for a home office or quiet reading nook. Outside, enjoy the beautifully landscaped

backyard featuring a two-tiered deck with custom privacy railings, a gazebo, and a thoughtfully designed private dog run-perfect for your furry family members. Book your private showing today to experience this exceptional Timberlea home!