



GRASSROOTS
REALTY GROUP

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**113 Bussieres Drive
Fort McMurray, Alberta**

MLS # A2279079



\$634,900

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

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

Inclusions: 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!