



**276 Bussieres Drive  
Fort McMurray, Alberta**

**MLS # A2299477**



**\$619,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Timberlea   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,134 sq.ft.  | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Block Driveway, Double Garage Attached, Driveway, Garage Door Opener, G |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Greenbelt, Landscaped, No Neighbours Behind, Views   |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Crown Molding, French Door, Jetted Tub, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A  |                   |    |

Welcome to 276 Bussieres Drive, a Captivating Residence Nestled near Enchanting Walking Trails. This Remarkable Home not only Exudes Elegance but also Boasts a coveted LEGAL SUITE, offering an Attractive source of Supplementary income. Situated in the Highly Sought-after Bs neighbourhood, this Dwelling has Undergone Comprehensive updates that redefine Modern Living. As you Step inside, you're Greeted by Double French doors that lead to a Refined Formal living room and dining area. Gleaming hardwood floors grace this space, and a window offers Panoramic views of the Lush Backyard. The Kitchen is a Masterpiece, Renovated to cater to Culinary Enthusiasts. Adorned with Contemporary gray cabinets, Quartz countertops, and an array of drawers, it's a Chef's Haven. Indulge in the Convenience of a double wall oven, a smart &rsquo; induction stove top, and an Expansive breakfast bar. Adjacent to the kitchen, a den with a fireplace adds to the charm. The main floor is further enhanced by a powder room and a functional mudroom replete with cabinets and a broom closet. This leads to the Oversized Double-Car heated garage, equipped with a wash sink and ample storage. Journeying upstairs, discover three Generously sized bedrooms, including a Primary suite with Brand new flooring that easily accommodates a King size bed and additional furnishings. A walk-in closet and a Spa-like ensuite amplify its allure, offering the opportunity to witness the Northern Lights and starlit nights from the comfort of your bed. A family room, currently repurposed as a game/media haven with a pool table, can effortlessly be transformed into a fourth bedroom. An Exquisite 4-piece main bathroom and a convenient laundry room round out this level. The Basement presents a spacious fully upgraded 1-bedroom, 1-bathroom LEGAL SUITE with an Open-concept living

room and eat-in kitchen. Complete with its own laundry facilities and abundant storage, this suite currently houses a quiet and tidy tenant who's open to staying. Outside, a Fully Fenced and Tastefully Landscaped Backyard steals the spotlight. Revel in the Grandeur of a new Custom Deck and two inviting pergolas, perfectly designed for outdoor festivities and breathtaking sunsets. This Residence is a Fusion of Sophistication and Comfort, boasting modern amenities and upgrades. Recent renovations spared no expense, encompassing a new roof, central air, central vacuum for all floors and the garage, discreet bathroom and laundry vents with timers, upgraded insulation for energy efficiency, siding, sump pumps, gas fittings for BBQ, plumbing and electrical upgrades, high-efficiency furnaces, custom blinds, and exquisite granite and quartz finishes. Don't miss the chance to witness the allure of this home in person. The seller is open to offers, so seize this opportunity to fall in love with 276 Bussieres Drive.