



GRASSROOTS
REALTY GROUP

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**172 Brosseau Crescent
Fort McMurray, Alberta**

MLS # A2184276



\$624,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Driveway, Gar		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Electric, Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete

Foundation: Poured Concrete

Features: Central Vacuum, Granite Counters, No Smoking Home, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All window coverings, A/C Unit, Garage electric heater, garage fridge, back yard tent, picnic table, basement bathroom material, deep freeze in basement,

RENOVATIONS COMPLETE! Over 8000 sq/ft LOT! Welcome to 172 Brosseau Cres. This beautifully renovated single-family residence offers the perfect blend of modern amenities and classic charm. With 4 spacious bedrooms and 2.5 bathrooms, this 1975 sq. ft. (above grade) home provides ample space for families of all sizes. On the main floor this home offers not one but two large living rooms both providing loads of natural light, one living room has a tiled surrounded wood fireplace and surround sound speakers. The renovated kitchen has ample counter and cabinet space, an incredible linear window that gives you a view of the entire backyard, newer appliances, and an eat up bar. The main level also offers a spacious office and laundry room. The 2nd level offers 3 bedrooms including the primary bedroom which has a renovated en suite bathroom with in-floor heat, a beautiful stand up shower with body jet system, a heat light, and built in cabinetry that surround mirror. The 2nd level also offers a 4PCE main bathroom which has also been renovated. The fully developed basement comes with a large rec room, the 4th bedroom, 2 large storage rooms, and a roughed in bathroom that comes with materials. Last but not least this home comes with a double attached heated garage, and a large fenced back yard. Nestled in the sought-after B Streets, this home is conveniently located near schools, parks, and shopping, ensuring you have everything you need just a short drive or walk away. Upgrades for this homes includes WINDOWS (2007), FURNACE (2017,) A/C (2017), SHINGLES (2017), PRIMARY EN SUITE (2022), KITCHEN (2006), HWT IS A 2004 BUT SAT IN STORAGE FOR 14 YEARS BEFORE BEING INSTALLED IN 2018, LIVING ROOM SLIDING DOOR (2007), 22ft X 14ft back deck (2024), KITCHEN COUNTER TOPS (2017). Call now for your

personal showing.