

# \$629,900 - 131 Bussieres Drive, Fort McMurray

MLS® #A2218306

**\$629,900**

5 Bedroom, 4.00 Bathroom, 1,923 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Stylish Updates in a Prime Family-Friendly Location – Welcome to 131 Bussieres Drive! Located in the heart of the desirable “B” neighbourhood – known for its welcoming community and proximity to schools, parks, and trails – this spacious 1,923 sq ft home is perfectly designed for family living. Step onto the charming front veranda, a perfect spot for morning coffee or watching the kids ride bikes on this quiet, family-oriented street. Inside you will be greeted by new LVP and carpet throughout (just 1–2 years old), setting a fresh and modern tone from the moment you enter. The foyer features soaring ceilings that create a grand first impression. Just off the foyer, a flexible front room offers endless possibilities: home office, playroom, or a great space for a home-based business. The open-concept living area is ideal for gatherings, with a cozy gas fireplace in the living room and large windows that flood the space with natural light. The kitchen is complete with a gas stove, corner pantry, and eat-in dining area – perfect for casual meals or big Sunday family dinners. An updated powder room and a practical mudroom/laundry combo lead to the heated double garage, making day-to-day living easy and efficient. Upstairs, you’ll find two generous kids’ bedrooms with blackout blinds, a full 4-piece bathroom, and a bright primary suite featuring a walk-in closet and a bright 4-piece ensuite with a corner jetted tub and stand-up shower. The fully developed



basement has laminate flooring throughout and adds two more bedrooms, a 3-piece bath, and a large rec room—ideal for teens, guests, or movie nights. Outside, the sunny southwest-facing backyard is fully fenced (with a brand-new section on one side) and offers a large deck and lots of built in storage room, perfect for summer BBQs and entertaining under the pergola. Located on one of Fort McMurray’s most desirable streets, 131 Bussieres Crescent is close to the Birchwood Trails and within walking distance of two elementary schools, making it the perfect choice for families. This beautifully updated home checks all the boxes for families looking to settle in a vibrant and sought-after location. OPEN HOUSE MAY 10th 12-2pm!

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218306    |
| Price          | \$629,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,923       |
| Acres          | 0.12        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 131 Bussieres Drive |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T9K 1W3 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer, Window Coverings                 |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Landscaped, Lawn       |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 8             |
| Zoning         | R1            |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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