

\$675,000 - 113 Bussieres Drive, Fort McMurray

MLS® #A2253561

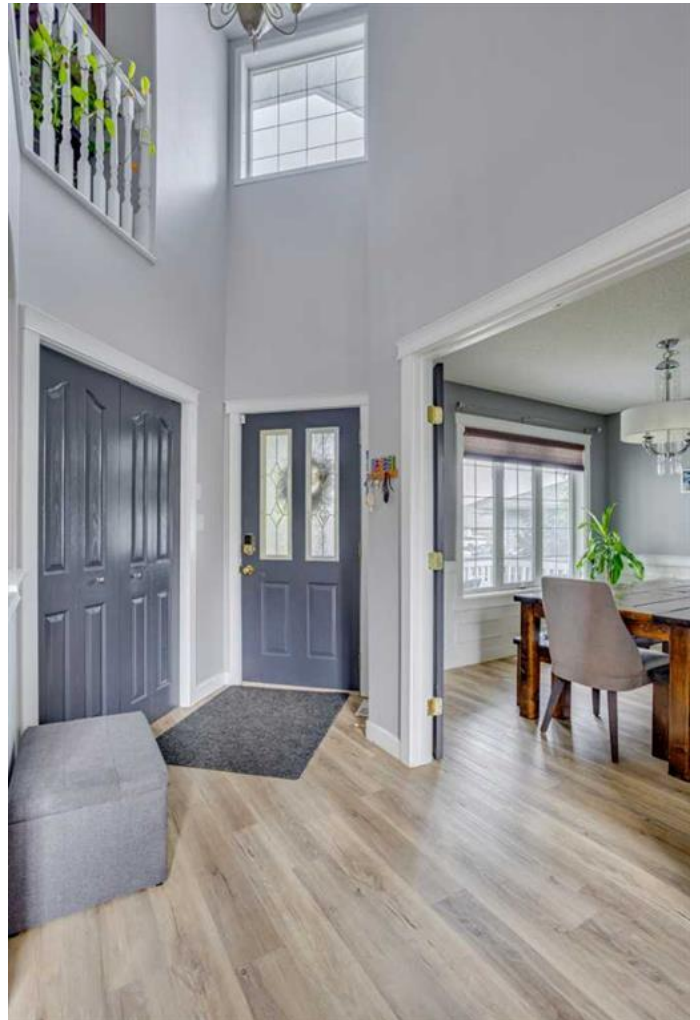
\$675,000

4 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 113 Bussieres Drive! This beautifully maintained home blends luxury finishes with a warm, inviting feel in the highly sought-after Timberlea Bâ€™s. Located close to schools, shopping, playgrounds, parks, and walking trails, this property offers a true sense of home and is ready to welcome you. Step inside to a stunning two-story open entryway that sets the tone for the main floor. Here youâ€™ll find luxury vinyl plank flooring (2020), fresh paint (2021), and a spacious living room with soaring ceilings, tall windows that flood the space with natural light, and a cozy gas fireplace. The kitchen offers granite countertops, stainless steel appliances, a corner pantry, and sits adjacent to the dining area, where large windows and doors open onto the back deck. Rounding out the main level is a convenient laundry room, half bath, and a heated garage with epoxy floors and storage. Upstairs, youâ€™ll discover three bedrooms including a large primary suite complete with a walk-in closet and a four-piece ensuite featuring a relaxing soaker tub. A second full bathroom serves the additional bedrooms. The fully finished basement (2017) offers engineered hardwood flooring, a large bedroom, a three-piece bathroom, and an office or flex space. The utility area is equipped with hot water on demand and a water softener for added comfort. Outside, enjoy brand-new shingles (2025), central A/C, and a backyard built for relaxation with a deck (2020) featuring privacy walls and access to



fenced in dog-run, tall mature trees that add elegance and privacy, and a quaint 8x12 storage shed. At the front, the exposed aggregate driveway and inviting front porch add even more curb appeal. This home has been thoughtfully updated and meticulously cared for – call for your showing today!

Built in 1999

Essential Information

MLS® #	A2253561
Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

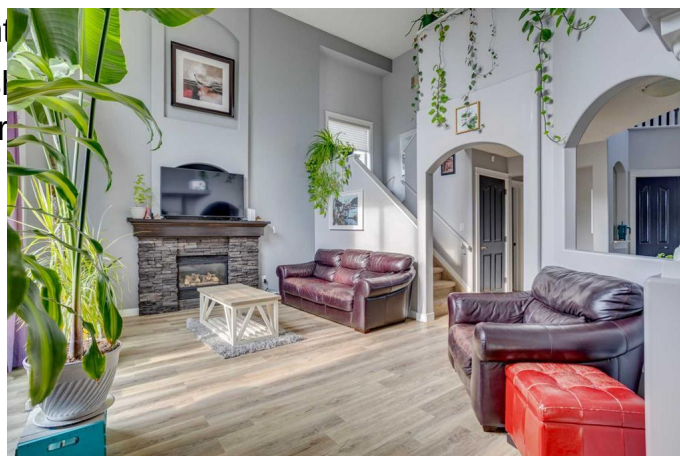
Address	113 Bussieres Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1W3

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, See Remarks
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Countertops
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Gas Dryer, Gas Water Heater, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Dog Run, Garden, Other
Lot Description	Back Yard, Dog Run Fenced In, Garden, Interior Lot, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.