

\$599,900 - 212 Bussieres Drive, Fort McMurray

MLS® #A2244710

\$599,900

6 Bedroom, 4.00 Bathroom, 2,019 sqft
Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 212 Bussieres Drive. A truly exceptional family home with just over 3000 sqft of living space in the heart of Timberlea! Step inside this beautifully maintained 6-bedroom, 3.5-bathroom home and feel instantly at ease. Nestled in the highly sought-after "B"™ of Timberlea, this property offers the perfect blend of charm, functionality, and location, making it an incredible opportunity for growing families or those who simply love to entertain. From the moment you enter, you're greeted by soaring vaulted ceilings and an abundance of natural light that accentuates the rich, real hardwood floors flowing seamlessly from the main to the upper level. These floors have been meticulously cared for, adding warmth and character to every room. The main floor boasts a versatile bedroom that can double as a home office or flex space, along with a spacious front living room, cozy family room with a fireplace, and designated dining area, perfect for family gatherings and celebrations. The heart of the home is the kitchen, complete with granite countertops, a large corner pantry, raised oak cabinetry and plenty of workspace for all your culinary adventures. Upstairs, you™ll find generously sized bedrooms and a bright, updated ensuite in the primary retreat, offering a clean and calming space to unwind. Downstairs features two oversized bedrooms, a second fireplace making it a welcoming and warm space, perfect for guests, teens, or additional living space. With



a total of four bathrooms, including a powder room on the main floor, everyone in the home will enjoy both comfort and convenience. Outside, enjoy a fully fenced backyard, ready for pets, kids, or peaceful evenings on the patio. The double attached heated garage is perfect for those chilly Fort McMurray winters, offering both warmth and storage space. Located in a family-friendly neighborhood with parks, schools, and amenities nearby, this home is the full package of space, charm, and location. Donâ€™t miss your chance to own this truly special home, schedule your private showing today!

Built in 1997

Essential Information

MLS® #	A2244710
Price	\$599,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,019
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	212 Bussieres Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1T3

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	4

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Natural Woodwork, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	EXP REALTY
----------------	------------

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.