\$664,900 - 113 Bussieres Drive, Fort McMurray

MLS® #A2253561

\$664,900

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 B'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 you'II 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, you'II 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 â€" call for your showing today!

Built in 1999

Essential Information

MLS® # A2253561 Price \$664,900

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 Double Garage Attached, Garage Faces Front, Heated Garage, Parking

Pad, Aggregate, Garage Door Opener, See Remarks

of Garages 2

Interior

Interior Features Ceiling Fan(s), Granite Coun

Appliances Central Air Conditioner, Disl

Fan, Refrigerator, Washer/Dr

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full



Exterior Features Garden, Other, Dog Run

Lot Description Back Yard, Garden, Interior Lot, Lawn, See Remarks, Dog Run Fenced

In

Roof Asphalt Shingle

Construction Other, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025

Days on Market 52 Zoning R1

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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