

**131 Bussieres Drive
Fort McMurray, Alberta****MLS # A2218306****\$614,900**

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all garage door opener & remote, all window coverings, hot tub (as is where is), central ac (as is where is)

Stylish Updates in a Prime Family-Friendly Location – Welcome to 131 Bussieres Drive! Located in the heart of the desirable “B’s” 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.