

**131 Bussieres Drive
Fort McMurray, Alberta**

MLS # A2232203



\$599,900

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, See Remarks		

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:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), 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)

OPEN HOUSE JULY 12 10am-12. Stylish Family Home in a Sought-After Location – 131 Bussieres Drive! Welcome to 131 Bussieres Drive, nestled in the heart of one of Fort McMurray's most beloved family neighbourhoods—the "B's"! Surrounded by parks, trails, and top-rated schools, this beautifully updated 1,923 sq ft home offers comfort, space, and flexibility for every stage of family life. Step up to the charming front veranda—perfect for morning coffee or keeping an eye on the kids as they ride bikes along this quiet, family-friendly street. Inside, you're welcomed by soaring ceilings in the foyer and a fresh, modern interior featuring luxury vinyl plank and carpet (both just 1–2 years old). Even better—purchase now and you'll have the exciting opportunity to choose your own brand-new LVP flooring, which will be professionally installed before move-in (due to manufacturing defect LVP flooring is being replaced by warranty). Just off the entryway, a versatile front room makes a great home office, playroom, or space for a home-based business. The open-concept living and dining area is bright and inviting, with large windows and a cozy gas fireplace. The kitchen offers a gas stove, corner pantry, and eat-in dining area—ideal for quick weekday meals or big family dinners. A stylishly updated powder room and a practical mudroom/laundry combo lead to the heated double garage, keeping day-to-day life organized and functional. Upstairs, you'll find two spacious bedrooms with blackout blinds, a full 4-piece bath, and a bright primary suite with walk-in closet and ensuite featuring a jetted tub and separate shower. Downstairs, the fully finished basement adds even more space with laminate flooring, two additional bedrooms, a 3-piece bath, and a large rec room—perfect

for teens, guests, or movie nights. The sunny, southwest-facing backyard is fully fenced (with a newly replaced section), and features a large deck, pergola, and built-in storage—ideal for summer BBQs and outdoor fun. Located just steps from the Birchwood Trails and within walking distance to two elementary schools, 131 Bussieres Drive offers the perfect blend of style, space, and location. Don't miss your chance to personalize your flooring and make this beautiful home truly yours!