

**143 Breukel Crescent
Fort McMurray, Alberta**

MLS # A2192033



\$589,888

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,248 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave, window blinds, central a/c, garage heater, gazebo

DESIRABLE BREUKEL BEAUTY! A fully developed 5-bedroom 3-bathroom home that has seen many renovations and upgrades located in the family neighborhood of Breukel Crescent next to 2 elementary schools, in one of Fort McMurray's favorite neighborhoods the Timberlea B's. This home has seen loads of updates that includes a refurbished and redesigned kitchen, updated flooring, renovated bathrooms, repainted, new decks, new hot water tank (4 years old), new shingles (6 years old) updated appliances, and more. The home's exterior offers beautiful curb appeal, with an extra wide front driveway and an attached double heated garage with a massive storage attic with a drop-down staircase. The pristine yard featuring the nicest grass in the neighborhood features a fully fenced and landscaped yard, with a two-tiered deck that includes a built-in gazebo, (see summer pictures). Step inside the front foyer of this immaculate home with over 2300 sq ft of living space with an upper level that features a front living room with engineered hardwood floors, a feature wall with shiplap, and a built-in fireplace. This front living room has an oversized bay window where you can watch your children walk to school right from the comfort of your home. This level continues with a bright and spacious kitchen that offers refurbished kitchen cabinets, large built-in pantry, tile floors, and a huge dining room surrounded by windows and a garden door that leads to your backyard. There are 3 bedrooms on the main level, the Primary bedroom offers a walk-in closet, and a renovated 4 pc ensuite. The fully finished basement, with a massive family room and games room, large above-ground windows make this space super bright and full of natural light. This space features a built-in bar ready for water and sink hook-up. There are 2 more bedrooms both offering great space.

The 5-pc bathroom is your spa oasis, with an oversized jetted tub, double sinks, tile floors, and more. Other bonus of this lower level includes a large storage area and laundry room that features a sink. Other additions include CENTRAL A/C, and updated paint throughout. This is a turnkey move-in ready rare find in this fantastic neighborhood. Make 143 Breukel Crescent your home today where I hear there are lots of great families and lots of kids who also call this great street home. Call for your personal tour today!