

**131 Brett Drive**  
**Fort McMurray, Alberta**

**MLS # A2227650**



**\$518,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,558 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Private, See Remarks, Treed		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Cedar

**Foundation:** Poured Concrete

**Features:** Central Vacuum

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** All Blinds, Heater in garage, Hot Tub

Open the door to YOUR new cozy and quaint 2 storey home located in the sought out area of Timberlea close to schools, parks, and amenities! This home has been renovated and has over 1,500+ sq ft of above grade and is in excellent condition. 3 bedrooms on the upper floor, 1 in the basement, and large family room makes room for the growing family. The large primary bedroom has an ensuite, walk in closet, and a private balcony where you can sip your morning coffee. The main floor has separated living room/kitchen and dining area that lead to YOUR amazing large oasis of a backyard complete with hot tub and gazebo! This home is sure to check off the home buying checklist! It is priced to sell so get in before it's gone!!