

# \$519,900 - 121 Brooks Place, Fort McMurray

MLS® #A2201841

**\$519,900**

5 Bedroom, 4.00 Bathroom, 1,511 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

STUNNING SUNRISES/SUNSETS, POND LOCATION, HUGE YARD, RV PARKING, BIG BACKYARD AND DECK DETACHED GARAGE AND MORE! This beautiful 5 bedroom home features 3 full baths and 1 half baths. Room for the entire family! The beautiful renovated kitchen is PERFECT for the chef of the family with lots of storage, granite countertops and a flex area for eating or hanging out! The living room flows into the dining room with garden doors leading to a big deck overlooking a HUGE Fenced yard backing on to the POND and Greenspace. There is a flex room on the main floor great as an office or another bedroom or playroom. The upper floor features 3 good sized bedrooms, 1-4pc bathroom and the Primary bedroom having its own 3 PC Ensuite bath. You will LOVE the rustic vibes with gorgeous stone surround wood burning fireplace to cozy up the holidays or read a good book. The renovated basement is developed with 2 bedrooms, 1-3PC Bathroom, kitchenette and family room and laundry. Surrounded with vinyl plank flooring, updated paint in modern colors, furnace and hot water tank replaced around 2017. The driveway is long with room for lots of parking. Nestled within blocks to Timberlea Public and Saint Anne's schools, bus route and more, you will FALL IN LOVE WITH JUST ONE LOOK! CALL NOW TO VIEW!

Built in 1982



## Essential Information

MLS® #	A2201841
Price	\$519,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,511
Acres	0.12
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	121 Brooks Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2E8

## Amenities

Parking Spaces	4
Parking	Front Drive, Concrete Driveway, Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	45
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.