

# \$599,900 - 131 Bussieres Drive, Fort McMurray

MLS® #A2232203

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,923 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

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 “œB”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 (brand new) and carpet (2 years old). 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!

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232203    |
| Price          | \$599,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,923       |
| Acres          | 0.12        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 131 Bussieres Drive |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 1W3             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings                                                      |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | None                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                        |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Lot Description   | Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Vinyl Siding        |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 50              |
| Zoning         | R1              |

## Listing Details

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

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