

# \$539,900 - 120 Brebeuf Crescent, Fort McMurray

MLS® #A2257437

**\$539,900**

6 Bedroom, 3.00 Bathroom, 1,167 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

OPEN HOUSE SUNDAY, SEPTEMBER 21ST FROM 11AM-1PM . Welcome to 120 Brebeuf Crescent, This beautifully designed bi-level home offers over 2,000 sq ft of comfortable living space, just steps from parks and not one but two elementary schools, perfect for growing families. Inside, youâ€™ll love the modern feel with stylish black accent walls and doors, paired with an updated kitchen that makes everyday living both functional and on-trend. The open floor plan creates a warm, inviting atmosphere, while large windows bring in natural light. With 6 bedrooms in total and 3 full bathrooms, thereâ€™s space for everyone. The primary suite features its own private 4-piece ensuite. The lower level is a familyâ€™s dream, boasting a theatre room for movie nights and game days that feel just a little more special. Outside, the backyard backs onto mature trees with no neighbors behind, giving you privacy and a natural backdrop. The lot is a great size, offering room to enjoy the outdoors. Plus, the double attached heated garage and ample parking make life easy year-round, whether itâ€™s winter mornings or family gatherings. This home has been well cared for and provides a solid foundation, with plenty of opportunity for a new family to roll up their sleeves and add their own finishing touches, just a little love will go a long way in making it even better. Call today to schedule your private showing!

Built in 1999



## Essential Information

MLS® #	A2257437
Price	\$539,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,167
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	120 Brebeuf Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1W7

## Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached
# of Garages	4

## Interior

Interior Features	Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Other
Lot Description	Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind,

	Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 16th, 2025
Zoning	R1

### **Listing Details**

Listing Office	EXP REALTY
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