

\$584,900 - 131 Bussieres Drive, Fort McMurray

MLS® #A2251278

\$584,900

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

Timberlea, Fort McMurray, Alberta

Set in one of Timberlea's most sought-after family pockets, this 5-bedroom, 4-bathroom two-storey offers the perfect mix of space, comfort, and location. The "œB"™s are known for quiet streets, Birchwood Trails are steps from your door, parks and playgrounds are just around the corner and great elementary schools just steps away—and this home puts you right in the middle of it all. Inside, soaring ceilings and BRAND-NEW LUXURY VINYL PLANK FLOORINGS create a bright, modern welcome. The open-concept main floor is made for busy family life: a cozy living room with gas fireplace, a kitchen with gas stove and corner pantry, and a handy main-floor flex room that can be used as a office or playroom. The mudroom/laundry area leads straight into your heated double garage—ideal for hockey gear, strollers, and everyday convenience. Upstairs, the oversized primary suite delivers a private retreat with walk-in closet and ensuite with new LVP flooring, new vanity, shower and corner jet tub, while two more bedrooms and a full bath keep kids close by. The fully finished basement expands your options with two more bedrooms, a full bath, and a huge rec room for movie nights, games, or teen hangouts. Outside is all about family fun: a sunny SOUTHWEST-facing backyard with a large deck, pergola, built-in storage—ideal for summer BBQs and outdoor fun and plenty of fenced space for kids and pets to run free. Recent upgrades include brand new LVP



flooring, carpet (2 years ago) and one side of the fenced is only a few years old. If youâ€™ve been looking for a home that balances space, function, and one of Fort McMurrayâ€™s most kid-friendly, trail-filled neighborhoods, 131 Bussieres Drive is the one. And hereâ€™s the best part: this home is vacant and ready for immediate possession. No waitingâ€”your family can start enjoying this amazing location and move-in-ready home right away.

Built in 1998

Essential Information

MLS® #	A2251278
Price	\$584,900
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 August 26th, 2025

Days on Market 14

Zoning R1

Listing Details

Listing Office RE/MAX Connect

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