

# \$525,000 - 189 Brooks Place, Fort McMurray

MLS® #A2222075

**\$525,000**

5 Bedroom, 4.00 Bathroom, 1,610 sqft  
Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this incredible opportunity in one of the most desirable areas, B Streets! This beautifully updated 5-BEDROOM, 3.5-BATHROOM HOME offers amazing space and functionality, plus one of the best locations you can ask for. Backing directly onto a GORGEOUS PARK, PLAYGROUND, and POND, youâ€™ll love the PEACE, PRIVACY, and the fact that there are NO REAR NEIGHBOURS. It truly feels like your own private oasis right in the heart of a FAMILY-FRIENDLY COMMUNITY.

As soon as you step inside, youâ€™ll notice the care and attention thatâ€™s gone into every detail. The main level features a BRIGHT, OPEN LAYOUT with 3 generous BEDROOMS, 2 FULL BATHROOMS, and a BEAUTIFULLY DESIGNED KITCHEN complete with STAINLESS STEEL APPLIANCES including a NEW G.E. CAFE GAS STOVE thatâ€™s perfect for cooking and entertaining.

The foyer is SPACIOUS and BEAUTIFULLY RENOVATED, FRESHLY PAINTED, and features STYLISH SHIPLAP DETAILING that instantly creates a warm, charming FARMHOUSE VIBE the moment you walk in. The living room is SUNNY and SPACIOUS flooded with natural light through a large window that makes the space feel bright and inviting. The DINING ROOM is also BRIGHT complemented by cute wall paneling



throughout the main floor that adds character and charm to the home.

One of the standout features of this home is the SUITE, offering incredible FLEXIBILITY. It includes a SEPARATE ENTRANCE and its own PRIVATE PATIO. The suite boasts ABOVE-GRADE WINDOWS that flood the space with natural light, a FULL KITCHEN, COZY LIVING ROOM, 2 BEDROOMS, and a NEWLY RENOVATED BATHROOM. This space is perfect for extended family, guests or as a MORTGAGE HELPER. For added convenience, the home has TWO SEPARATE LAUNDRY AREAS, one for the main level and another for the basement suite making day-to-day living even easier and more independent for both spaces.

The outdoor space is just as impressive. The HUGE FULLY FENCED YARD provides plenty of room for kids, pets, gardening, or relaxing. The HOT TUB IS INCLUDED (in as-is condition) offering a perfect spot to unwind. New PAVEMENT STONES LEAD TO THE HOME AND AROUND THE HOUSE adding curb appeal and functionality. Plus, there's a NEW EAVESTROUGH and an ATTACHED GARAGE for convenience. The home also features AIR CONDITIONING.

Location-wise you're just a short walk from TWO SCHOOLS, BUS STOPS and the beautiful BIRCHWOOD TRAILS. Whether you're a growing family, a multi-generational household or an investor looking for a smart property this home has it all!

The sellers are HIGHLY MOTIVATED and ALL FURNITURE and ITEMS INSIDE AND OUTSIDE the home are NEGOTIABLE so don't miss out on this fantastic opportunity. If you're looking for a

VERSATILE, STYLISH, and WELL-LOCATED  
HOME with plenty of extras and INCOME  
POTENTIAL, this is the one. Schedule your  
private showing now!

Built in 1982

### Essential Information

MLS® #	A2222075
Price	\$525,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,610
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	189 Brooks Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2E6

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Awning(s), BBQ gas line, Fire Pit, Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Paved, Private, Treed, Creek/River/Stream/Pond, Greenbelt, Many Trees
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	100
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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