

# \$499,900 - 145 Brooks Place, Fort McMurray

MLS® #A2210679

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.23 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 145 Brooks Place, a well maintained bungalow located on a quiet street in Timberlea, backing onto the peaceful Brett Drive storm pond and just minutes from the Birchwood Trail system. This 1,455 ft<sup>2</sup> home offers a functional and inviting layout with an open-concept living, dining, and kitchen space. The kitchen features granite countertops, a large island, and a window overlooking the backyard + pond. The main floor includes beautiful wood-look tile flooring throughout, a spacious primary bedroom with a 2-piece ensuite and sliding patio door to a private back deck, two additional bedrooms, and a full 4-piece bathroom.

Off the kitchen is a separate side entrance leading to a heated all-season sunroom, arguably the highlight of the home. With an overhead door that opens to the backyard, this space allows for seamless indoor-outdoor enjoyment throughout the year. The developed basement includes one bedroom, one full bathroom, a laundry area with utility sink, storage room, rec room, and a custom wine room with racking for over 300 bottles. The exterior of the home offers a heated 20'x12' attached garage, a 32'x6' shed for additional storage, large front driveway, garden beds, raspberry bushes, and a wine barrel water system for easy garden care. There is a small fenced dog run that is turfed off the sunroom, a fire pit area, and a deck perfect for BBQs or enjoying



peaceful views of the pond. This home sits on a 9,849 ftÂ² lot and provides the perfect balance of privacy, nature, and comfort, ideal for year round enjoyment. Shingles 3 years old, HWT 4 years old, siding repainted 2 years ago. The main floor has been recently painted in Benjamin Moore, White Dove and cabinets pained with Benjamin Moore, Chantilly Lace - photos to follow.

Built in 1982

**Essential Information**

MLS® #	A2210679
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,455
Acres	0.23
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	145 Brooks Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2E9

**Amenities**

Parking Spaces	5
Parking	Heated Garage, Off Street, Driveway, Single Garage Attached
# of Garages	1

Is Waterfront	Yes
Waterfront	Pond

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Rectangular Lot, Views, Waterfront, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	104
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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