



GRASSROOTS
REALTY GROUP

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301 Brett Drive
Fort McMurray, Alberta

MLS # A2340338



\$888,888

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,796 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, See Remarks		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1E

Utilities: -

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, brand new stove, dishwasher, microwave, washer, dryer, garage door opener, garage heater, central a/c

RARE WATERFRONT SETTING, NEARLY 15,000 SQ. FT. LOT AND AN EXCEPTIONAL CUSTOM WALKOUT BUNGALOW!

Introducing 301 Brett Drive, where extraordinary architecture, incredible space and breathtaking pond views come together in one of Timberlea's most distinctive properties. Offering over 3,500 sq. ft. of beautifully designed living space, this custom-built bungalow immediately impresses with its massive driveway, landscaped grounds and private setting backing directly onto the Brett Drive pond. Step inside and the view takes centre stage. Soaring vaulted ceilings and dramatic floor-to-ceiling windows fill the great room with natural light while capturing panoramic views of the water and surrounding greenspace. Designed for both everyday living and entertaining, the open-concept main floor features gleaming hardwood floors and a spacious kitchen with extensive white cabinetry, stainless steel appliances, brand-new stove, large centre island and wrap-around breakfast bar. A versatile flex room is ideal as a formal dining room, home office or playroom. Wake up to spectacular water views from the primary retreat, complete with a beautiful 5-piece ensuite featuring dual sinks, custom tile, soaker tub and separate shower. Two additional bedrooms and a dedicated mudroom with direct access to the oversized heated garage complete the main level. The fully developed walkout basement adds over 1,700 sq. ft. and is made for entertaining, with a massive family and games room anchored by a gas fireplace, a dedicated theatre room/den, brand-new carpet and oversized windows that continue to showcase the incredible setting. Double garden doors open directly onto a private covered patio and the expansive backyard. Two generous bedrooms, a full bathroom, dedicated laundry room with sink and excellent storage complete this

level, giving you 5 bedrooms and outstanding versatility for a growing family or guests. Additional comforts include central air conditioning and a new furnace in 2024. Perfectly positioned in the Timberlea B’s within walking distance of schools and the Birchwood Trails, with convenient access to city and site bus routes. Properties combining this size, setting, walkout design and spectacular pond frontage rarely become available. 301 Brett Drive isn't simply a home—it is a lifestyle, and at \$888,888, an opportunity you won't want to miss. Call today for your personal tour.