

**157 Brooks Place
Fort McMurray, Alberta**

MLS # A2276700

\$385,000



Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Parking Pad, Single Garage Attached		
Lot Size:	0.36 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yards		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: AS IS WHERE IS

Welcome to 157 Brooks Place, located in the highly sought after B’s of Timberlea and set on a spacious pie shaped lot backing directly onto the pond. With scenic water views and a quiet setting, this property offers a rare opportunity to create something special in one of Fort McMurray’s most established neighbourhoods. The main level features a unique and functional layout beginning with a formal living room and dining room, leading into an eat in kitchen with space for a breakfast table. The kitchen and dining nook overlook the backyard and pond, offering peaceful views that can be enjoyed year round. Also on the main floor is a two piece bathroom and a second living area that could be used as a family room, office, den, or playroom, all centred around an open staircase and balcony above that add character and natural light. Upstairs, you will find three bedrooms and a four piece bathroom. The primary bedroom is complemented by an open loft area on the opposite side, providing flexible space for a home office, workout area, reading nook, or additional storage. The lower level is currently undeveloped and ready for your ideas, offering the opportunity to add additional living space, bedrooms, or recreation areas to suit your needs. With its generous lot size, pond backing location, and solid layout, this home is full of potential for buyers looking to personalize and add value in a highly desirable area. Schedule your private showing today and explore the possibilities at 157 Brooks Place.