

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

MLS® #A2210679

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,473 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 1,437 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 ft<sup>2</sup> 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.

Built in 1982

### Essential Information

MLS® #	A2210679
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
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	Driveway, Heated Garage, Off Street, 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, Interior Lot, Lawn, Rectangular Lot, Views, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.