

\$579,900 - 187 Breukel Crescent, Fort McMurray

MLS® #A2219641

\$579,900

5 Bedroom, 3.00 Bathroom, 1,703 sqft

Residential on 0.15 Acres

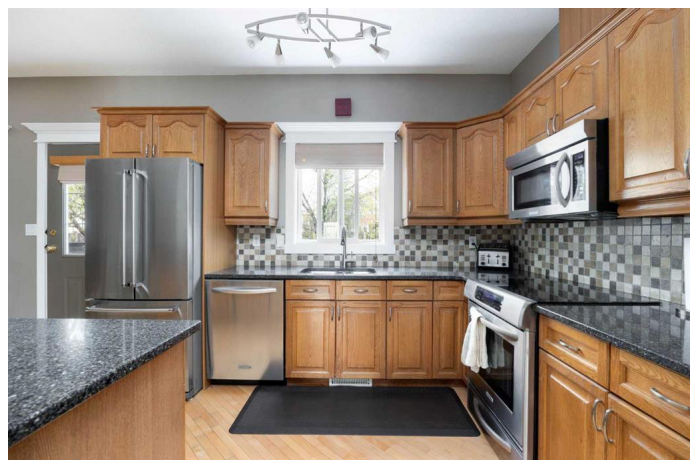
Timberlea, Fort McMurray, Alberta

Welcome to 187 Breukel Crescent – A Thoughtfully Designed Home in the Heart of Timberlea.

Located in one of Timberlea’s most family-friendly areas, this custom-built gem is filled with warmth, charm, and updates that make everyday living feel just a little more special. Set on a beautifully landscaped lot with mature trees, this home offers both curb appeal and a peaceful backyard oasis – fully fenced, private, and perfect for relaxing or entertaining. You'll also love the convenience of a large driveway, heated 24x26 double attached garage, and a charming front veranda that invites you in with ease.

Inside, the main level greets you with a spacious tiled entryway that opens into an airy, light-filled sunken living room complete with hardwood floors and a cozy gas fireplace. Overlooking this space is a well-appointed kitchen featuring Corian countertops, tile backsplash, oak cabinetry, a raised breakfast bar, and stainless steel appliances, with the adjacent dining area offering garden door access to your deck and backyard retreat. The main level is completed by two spacious bedrooms and a full 4-piece bathroom that echoes the same high-end finishes – Corian counters and tile flooring.

Upstairs, a small loft area before entering the primary bedroom provides space for a reading nook, or room for morning yoga practice – surrounded by windows and bathed in morning sun. Just beyond is your primary



bedroom hideaway: fit for royalty this room offers vaulted ceilings, another second fireplace for added ambiance, a generous walk-in closet and large separate storage area, and a renovated ensuite complete with a walk-in shower and corner jetted tub making this upper level a true retreat.

The fully developed basement provides even more space with a large rec and games area, two additional bedrooms, and an updated 3-piece bathroom with a corner shower—offering flexibility for extended family, guests, or growing kids.

This home has been lovingly maintained with meaningful updates, including a new hot water tank (2022), central air conditioning installed in 2021, shingles replaced in 2014, and a water softener already in place—making it truly move-in ready.

Best of all, the location is ideal: just steps from the Birchwood Trails, outdoor rinks, parks, and directly across from the elementary school—meaning you can literally watch your kids walk to class from your front window.

If you're looking for a home that combines timeless design with functional family living, 187 Breukel Crescent in Fort McMurray might just be the perfect fit. Come see for yourself—schedule your private tour today.

Built in 2000

Essential Information

MLS® #	A2219641
Price	\$579,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,703
Acres	0.15
Year Built	2000
Type	Residential

Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	187 Breukel Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1W6

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2025
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Days on Market	1
Zoning	R1

Listing Details

Listing Office	EXP REALTY
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