

# \$580,000 - 132 Breukel Crescent, Fort McMurray

MLS® #A2231687

**\$580,000**

5 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.16 Acres

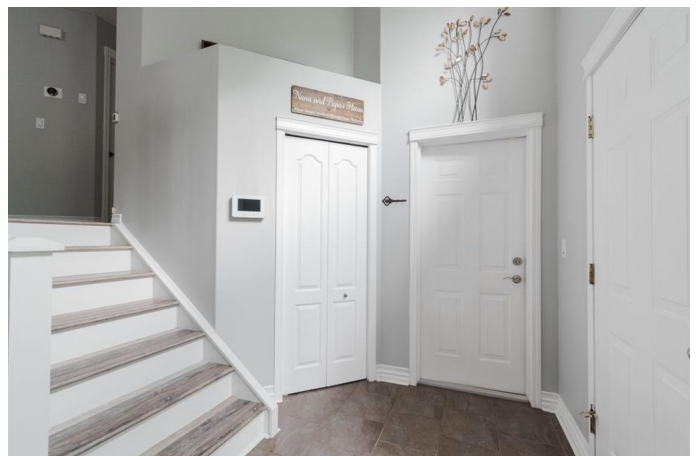
Timberlea, Fort McMurray, Alberta

Welcome to 132 Breukel Crescent: Perfectly positioned in the desirable "B&C" of Timberlea and located just steps from Timberlea Public and St. Anne Schools, this home combines a prime location with exceptional pride of ownership. Lovingly maintained for the past 12 years by its current owners, this five-bedroom, three-bathroom home is move-in ready and waiting for its next chapter.

Mature landscaping enhances the home's curb appeal, with a double driveway leading to a heated, attached double garage. The garage is finished with sleek epoxy flooring and is perfectly set up as a workspace or a hangout—complete with dart board and room to tinker.

A grand entryway welcomes you into a bright and spacious main floor where thoughtful updates and a modern aesthetic shine. Luxury vinyl plank flooring (2021) flows throughout, and a soft, neutral palette adds to the home's timeless appeal. The living room features a beautiful stone-surround natural gas fireplace and is large enough to accommodate both formal and casual living spaces.

The kitchen is the heart of the home, freshly updated with repainted white cabinetry (2020), quartz countertops (2021), and gleaming stainless steel appliances including a brand-new dishwasher (2025). A centre island and corner pantry offer abundant storage, and tile flooring transitions you into the bright dining area—perfect for hosting. Step out



onto the two-tiered back deck where mature trees create a peaceful, private retreat. A gas line for the BBQ, a privacy wall enclosing a hot tub (included and ready to enjoy), and a gated side yard with a large shed (with ramp) complete the functional and serene outdoor space.

The main level offers two bedrooms including a spacious primary suite with room for a king-sized bed, two windows for natural light, a walk-in closet, and a four-piece ensuite with soaker tub and updated tile surround (2021). The second bedroom also makes an ideal home office or nursery.

The lower level is equally impressive with three more generously sized bedrooms featuring high ceilings and large windows. A second natural gas fireplace adds warmth and comfort to the family room, which also includes a stylish wet bar with a mini fridge—perfect for movie nights or entertaining. A spotless utility/laundry room houses a stand-up freezer (included), and a large storage space ensures there’s room for everything. The hot water tank was replaced in 2024, and the home is also equipped with central A/C for year-round comfort.

Set on a quiet crescent with strong property values and surrounded by well-cared-for homes, this is a rare opportunity to own a truly special property in a sought-after location. Schedule your private tour of 132 Breukel Crescent today.

Built in 1999

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2231687  |
| Price      | \$580,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |             |
|----------------|-------------|
| Square Footage | 1,374       |
| Acres          | 0.16        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 132 Breukel Crescent |
| Subdivision | Timberlea            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K 1W9              |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                       |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, Aggregate |
| # of Garages   | 2                                                                                                                                       |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                       |
| Heating           | Forced Air                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                               |
| Fireplaces        | Family Room, Gas, Living Room                                                                                                                   |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                  |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Lighting, Rain Gutters, Storage                 |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Fruit Trees/Shrub(s) |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 50              |
| Zoning         | R1              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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