

# \$514,900 - 217 Brooks Place, Fort McMurray

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MLS® #A2214594

**\$514,900**

3 Bedroom, 2.00 Bathroom, 999 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 217 Brooks Place—a truly unique and character-filled home in the heart of Fort McMurray. If you're looking for something that doesn't feel like every other house, this is it. From the moment you arrive, you'll notice this home has personality, warmth, and the kind of upgrades that make everyday living more comfortable. Step inside and feel right at home in the bright, white kitchen that opens into a cozy dining space and a warm, welcoming living room with a gorgeous natural wood-burning fireplace—perfect for chilly northern nights. The main floor offers two spacious bedrooms, including a comfortable primary bedroom and a full bathroom, while downstairs you'll find a massive rec room, another large bedroom, and a second full bath. Whether you need space for guests, kids, or a home office, this layout is both functional and flexible. You'll love the clever storage solutions tucked throughout the home—nothing cookie-cutter here. There's charm in every corner, from the updated carpet downstairs (2023) to the character touches that make this home feel custom. Major ticket items have already been taken care of: a new furnace (2025), new shingles with warranty (2024), a five-stage drinking water filtration system (2023), water softener and air conditioning to keep things cool in the summer. The outside truly sets this property apart. The backyard is a peaceful retreat—fully fenced with a brand-new fence (2024), beautifully



landscaped, and made for relaxing. Enjoy summer nights around the fire pit, soak in the hot tub on the concrete pad under the gazebo.

Imagine hosting summer BBQs on the freshly resurfaced and painted deck—completed just days ago, it looks and feels brand new. With a built-in gas hookup and BBQ included, all that’s missing is your favorite grill recipe and a few friends to enjoy it with!

Need room for vehicles or toys? You’ll appreciate the heated, double detached, oversized garage with 10 foot ceilings! A mechanics dream!! A wide driveway with tons of parking—ideal for trucks, trailers, or work gear. Whether you’re a family, a couple, or a hard-working individual looking to settle into something solid and full of personality, this home checks all the boxes.

217 Brooks Place is more than just a place to live—it’s a home with soul, style, and all the extras that make life in Fort Mac that much easier.

Reach out today to book your private tour—this one is worth seeing in person.

Built in 1983

**Essential Information**

MLS® #	A2214594
Price	\$514,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	999
Acres	0.15
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	217 Brooks Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2E6

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Driveway Side, Tandem
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizer
Appliances	Central Air Conditioner, Dishwasher, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	None
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	5
Zoning	R1

### Listing Details

Listing Office	RE/MAX Connect
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