

**145 Brooks Place**  
**Fort McMurray, Alberta**

**MLS # A2210679**



**\$499,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Lawn, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** Garage heater, wine rack shelving, shed

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 1,455 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.