

\$390,000 - 136 Hawthorn Way, Fort McMurray

MLS® #A2213951

\$390,000

5 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.07 Acres

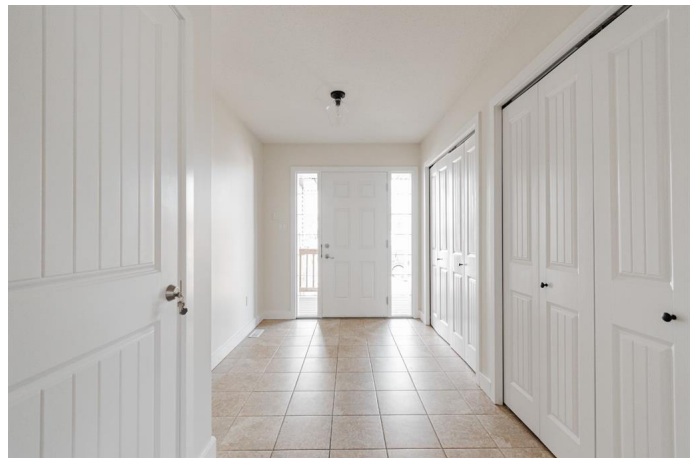
Timberlea, Fort McMurray, Alberta

Open House: Saturday, April 26th | 11:00 AM
â€” 1:00 PM. Welcome to 136 Hawthorn Way:
Located in Timberlea, just steps from bus
routes, trails, and parks, this semi-detached
two-storey duplex has been well maintained by
the original owner and recently updated with
fresh paint and new light fixtures. Offering a
blend of functionality and value, the home
features a single attached garage, a fully
fenced sunny backyard, and a separate entry
basement with excellent tenants already in
place.

Curb appeal is enhanced by the covered front
step and front driveway, and inside youâ€™re
welcomed by a spacious tiled entry with a new
light fixture and plenty of closet space. The
main level features hardwood and tile flooring,
vaulted ceilings, and a bright open-concept
layout. The living room centres around a cozy
gas fireplace, while the kitchen is equipped
with stainless steel appliances and a corner
pantry. A modern black light fixture adds a
stylish touch to the dining area, making the
space feel current and inviting.

Upstairs, the layout includes three bedrooms,
two bathrooms, and the convenience of
upper-level laundry. The primary bedroom
offers a walk-in closet, a full ensuite bathroom,
and direct access to the back deckâ€”perfect
for enjoying morning coffee or evening
sunsets. All bedrooms are carpeted and
generously sized.

The backyard is fully fenced and west-facing,
providing plenty of sunshine and space for



summer enjoyment.

The separate entry basement features a wet bar with a fridge, sink, and an array of small appliances. Whether you plan to use it as a family room with high ceilings or enjoy the potential of a mortgage helper, the lower level offers great versatility. It also includes a private laundry area for added convenience.

Whether you're searching for your first home, a low-maintenance investment, or a property with income potential, this home delivers on all fronts. Schedule your private showing today.

Built in 2008

Essential Information

MLS® #	A2213951
Price	\$390,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,127
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	136 Hawthorn Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N6

Amenities

Parking Spaces	2
Parking	Driveway, Garage Door Opener, Heated Garage, Parking Pad, Single

Garage Attached, Front Drive

of Garages 1

Interior

Interior Features Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Days on Market 1

Zoning R2

Listing Details

Listing Office The Agency North Central Alberta

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