



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136 HAWTHORN Way, Fort McMurray T9K 0N6**

MLS® #: **A2213951**

Area: **Timberlea**

Listing Date: **04/24/25**

List Price: **\$380,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Fort McMurray**

Year Built:

**2008**

Lot Information

Lot Sz Ar:

**3,263 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,126**

Low Sqft:

Ttl Sqft:

**1,126**

DOM

**35**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Attached-Side by Side,Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Driveway,Front Drive,Garage Door Opener,Heated Garage,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

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

Int Feat:

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

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0822793**

Zoning:

**R2**

Remarks

Pub Rmks: **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 you'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 deck—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.

Inclusions:

Property Listed By:

N/A

The Agency North Central Alberta

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













