



THE
A-TEAM

**RE/MAX
FIRST**

138 MINK Lane, Fort McMurray T9K 0C7

MLS® #: **A2214639**

Area: **Timberlea**

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

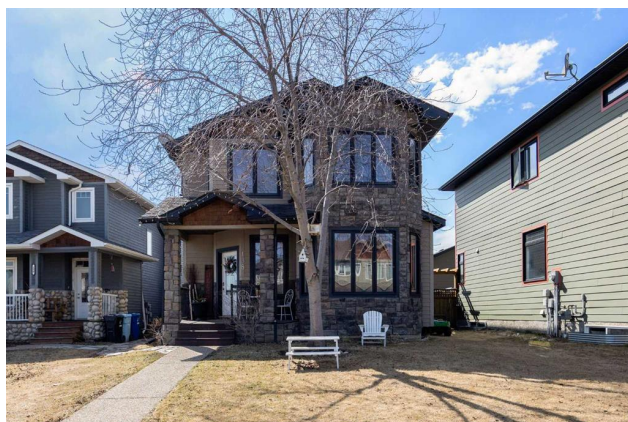
List Price: **\$569,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

4,255 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,643

Low Sqft:

Ttl Sqft:

1,643

DOM

77

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Parking Pad

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Brick,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Built-in Features,Central Vacuum,Open Floorplan,Pantry,See Remarks,Separate Entrance

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

2pc Bathroom

Main

3`1" x 6`11"

Den

Main

12`7" x 10`3"

Dining Room

Main

9`0" x 11`2"

Kitchen

Main

15`2" x 17`5"

Living Room

Main

13`11" x 15`10"

3pc Ensuite bath

Second

9`1" x 4`11"

Bedroom

Second

11`0" x 9`11"

4pc Bathroom

Second

8`11" x 7`3"

Bedroom

Second

11`2" x 10`9"

Bedroom - Primary

Second

13`8" x 10`11"

4pc Bathroom

Basement

9`1" x 4`10"

Bedroom

Basement

8`10" x 10`8"

Kitchen

Basement

9`5" x 12`6"

Game Room

Basement

9`9" x 13`10"

Furnace/Utility Room	Basement	9`4" x 9`0"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	0525986	Zoning: R1S	Remarks
Pub Rmks:	<p>This one of a kind, custom built 4 bedroom, 3.5 bath home is more than just a house it's a thoughtfully designed retreat filled with character, warmth, and artistic flair. From the moment you walk in, you'll feel the natural charm and custom artistry: signature cherry blossom branch and leaf ceiling stamps, unique stenciling in each room, heated ceramic tile and hardwood floors, and the striking stonework on the gas fireplace and powder room wall each detail chosen to bring an earthy, grounded feel throughout the home. The main floor offers an open-concept layout connecting the kitchen, dining, and living room, ideal for both entertaining and everyday living. A gas stove and gas BBQ hookup bring function and nostalgia, perfect for cooking with loved ones. The built-in sound system inside and outside keeps the vibe just right for every gathering. A separate main-floor office/playroom/studio is tucked away from the main living area, making it easy to hide artistic messes or kids' toys with the close of a door. Upstairs, the primary suite includes a custom built steam shower, while the two additional bedrooms are connected by a Jack and Jill bathroom, perfect for family living. The laundry room with a sliding barn door is cleverly located upstairs, away from the daily chaos, and central vacuum and a water softener make household routines a breeze. Downstairs, a one-bedroom suite offers a bright, high-ceilinged space with its own large entrance and full kitchen, designed to feel like an extension of the main home. Whether used for family, guests, or rental income, this space has always been a valuable part of the home. The garage 23' x 24'11", is a dream come true for any hobbyist or DIY enthusiast, heated, with vaulted ceilings, and tons of storage making it the perfect man cave or creative workspace. Out back, enjoy a massive deck that soaks up the evening sun, and watch your kids play in the yard while you cook dinner with the back door wide open. There's even a sandbox for little ones and the perfect corner spot for a lemonade stand. Located on a beloved street with a true sense of community, this neighborhood is a rare gem. From Christmas potlucks to Canada Day breakfasts on the front lawn, it's a place where neighbors become family. With low traffic and walkability to school in just 7 minutes, this home and street offer something incredibly special connection, comfort, and joy in everyday living. With AC, and hot water on demand, this home checks every box for comfort, quality, and heart. This isn't just a house, it's the place where memories are made.</p>		
Inclusions:	Refrigerator x2, Gas Stove, Electric Stove in basement suite, OTR Airfryer Microwave, Dishwasher, Washer/Dryer x2, A/C, Garage heater. all window coverings and all basement furniture, that includes: Couch set, coffee table, end table, dining table, queen size bed and rails.		
Property Listed By:	EXP REALTY		

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

