



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 CHESTNUT Way, Fort McMurray T9K 0M6**

MLS®#: **A2218701**

Area: **Timberlea**

Listing Date: **05/06/25**

List Price: **\$415,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 08-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2009**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,461 sqft**

Lot Shape:

Abv Sqft:

**1,432**

Low Sqft:

Ttl Sqft:

**1,432**

DOM

**66**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

**Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Private Yard**

Construction:

**See Remarks,Vinyl Siding**

Flooring:

**Carpet,Laminate,Tile,Wood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **None**

Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 7`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 17`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`11" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`9" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`10" x 17`2"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 19`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`3" x 8`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`8" x 12`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 9`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**

Legal Desc:  
**0821414**

Zoning:  
**R1S**

Remarks

Pub Rmks:

Inclusions:  
Property Listed By:

**Charming & Affordable - 104 Chestnut Way** Welcome to this well-appointed 1,423 sq ft two-storey home in the quiet, established community of Timberlea. With 4 bedrooms and 3.5 bathrooms, this property offers great value and space for the whole family. The main floor features a bright open-concept layout with hardwood floors, a cozy gas fireplace, large windows, and a convenient 2-piece bath. The kitchen is finished with ceramic tile, dark maple cabinetry, and ample counter space—perfect for everyday living and entertaining. Upstairs, the spacious primary suite includes a walk-in closet and a 4-piece ensuite with a jetted tub and separate shower. The fully developed basement—with a separate entrance—adds versatility with a kitchenette, rec room, bedroom, and full bath, ideal for guests or rental income. Additional highlights include central A/C, rear lane access, and plenty of parking. Located near parks, trails, schools, and shopping—this is a home you don't want to miss! Call today to book your private tour!

**none**

**ROYAL LEPAGE BENCHMARK**

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



















