



THE
A-TEAM

**RE/MAX
FIRST**

139 MINK Lane, Fort McMurray T9K 0C6

MLS® #: **A2218920**

Area: **Timberlea**

Listing Date: **05/09/25**

List Price: **\$489,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Abv Sqft:

1,575

Low Sqft:

Lot Sz Ar:

4,776 sqft

Ttl Sqft:

1,575

Lot Shape:

DOM

24

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,See Remarks

Double Garage Detached,Garage Door Opener,Garage Faces Rear,Gravel Driveway,Heated Garage,On Street,Rear Drive,See Remarks

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer

Int Feat:

Built-in Features,Kitchen Island,Pantry,See Remarks,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	5`1" x 4`7"	Living Room	Main	16`6" x 17`5"
2pc Bathroom	Main		Kitchen	Main	14`9" x 13`5"
Dining Room	Main	10`0" x 8`1"	4pc Bathroom	Second	
Bedroom	Second	9`11" x 11`1"	Bedroom	Second	8`11" x 11`2"
Bedroom - Primary	Second	13`0" x 14`8"	4pc Ensuite bath	Second	
Game Room	Basement	25`8" x 11`9"	4pc Bathroom	Basement	
Laundry	Basement	17`5" x 6`11"	Bedroom	Basement	10`0" x 11`7"

Bedroom	Basement	10`0" x 7`1"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	0525986	Zoning: R1S	Remarks
Pub Rmks:	Welcome to 139 Mink Lane - A Timberlea Treasure with Room to Grow! Situated on a spacious corner lot in the heart of Timberlea, this well-maintained family home offers comfort, style, and functionality in one inviting package. From its charming curb appeal with updated siding, shingles, insulation, front door, and windows (all 2021) to the 22'x22' heated detached garage and additional driveway complete with some new crush (2024), this property is perfect for growing families, hobbyists, or anyone needing that extra space. Step inside and you'll find a spacious front entry that includes a convenient built-in desk area—perfect for a main-level office or a dedicated homework station. The sun-filled living room features a cozy gas fireplace and flows effortlessly into the bright and airy kitchen, designed for both everyday living and entertaining. Highlights include full-height shaker-style cabinets, a center island with breakfast bar, corner pantry, and stainless steel appliances (replaced in 2022) including fridge, stove, dishwasher, and microwave. The adjacent dining room leads out to the back multi-tier deck offering plenty of low-maintenance space to entertain or relax. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find new vinyl plank flooring (2022) and three generously sized bedrooms, including a primary bedroom with a walk-in closet and a private 4-piece ensuite. A second full bathroom services the additional bedrooms, and the extra-large hallway linen closet is already hooked up for second-floor laundry if desired—an ideal option for busy households. The fully developed basement offers incredible flexibility with a large family/rec room, two more bedrooms, a third 4-piece bathroom, and dedicated laundry area complete with a utility sink. Peace of mind comes with a new sump pump (approx. 2021) and a brand new hot water tank (2025), plus Central A/C (2017) for those warm Fort McMurray summers. Whether you're looking for more space, smart updates, or the perfect family-friendly layout, 139 Mink Lane checks all the boxes. Don't miss your opportunity to call this move-in ready, Timberlea beauty, home!		
Inclusions: Property Listed By:	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC, Garage Heater, Garage Opener, Blinds, Shed EXP REALTY		

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









