



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

Lot Sz Ar:

**4,776 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,575**

Low Sqft:

Ttl Sqft:

**1,575**

DOM

**2**

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

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R1S**

Legal Desc:

**0525986**

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**

















