



THE
A-TEAM

**RE/MAX
FIRST**

133 CHESTNUT Way, Fort McMurray T9K 0M6

MLS®#: **A2220165**

Area: **Timberlea**

Listing Date: **05/14/25**

List Price: **\$649,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Finished Floor Area

Abv Sqft:

1,857

Low Sqft:

Ttl Sqft:

1,857

Lot Sz Ar:

4,706 sqft

Lot Shape:

DOM

14

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 Yard,Front Yard,Interior Lot,Lawn,Level,Rectangular Lot
Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Veneer,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Crown Molding,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Game Room

Second

12`9" x 20`11"

4pc Bathroom

Basement

5`2" x 9`8"

Kitchen

Main

18`5" x 12`9"

Laundry

Main

9`5" x 5`1"

4pc Ensuite bath

Upper

8`11" x 11`11"

Bedroom

Upper

8`11" x 11`11"

4pc Ensuite bath

Upper

9`3" x 11`11"

Room

Level

Dimensions

Bedroom

Basement

10`3" x 13`2"

Dining Room

Main

10`9" x 7`11"

2pc Bathroom

Main

5`11" x 4`8"

Bedroom

Main

9`10" x 11`11"

Bonus Room

Upper

12`11" x 14`2"

Bedroom - Primary

Upper

11`6" x 12`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0821414

Remarks

Pub Rmks: **Welcome to 133 Chestnut Way, a meticulously cared for and elegantly charming 1,850+ ft² two-storey home in Timberlea, perfectly positioned backing onto peaceful greenspace. Built by Norbasca Homes in 2010, the attention to detail is evident throughout. From the moment you step inside, you're greeted by a generous and aesthetically pleasing front foyer with beautiful archways that frame the main floor living area. The living room features hardwood flooring and a gas fireplace as a focal point of the space. The bright, eat in dining area overlooks the backyard and greenspace ideal for family dinners or entertaining friends. The well designed kitchen offers an eat up island, corner pantry, stainless steel appliances, ceramic tile flooring, espresso coloured cabinetry, a built-in desk, and windows to the backyard, making it both functional and stylish. A two piece powder room and a main floor laundry room complete this level. Step outside to the fully fenced backyard, which includes a deck, offering the perfect place to relax, entertain, or enjoy the view of the greenspace. Upstairs, you'll find a bonus room over the garage, perfect for movie nights, a play area, or a secondary lounge space. Across the stairwell are two generously sized bedrooms, a full main bath, and the primary bedroom with a walk-in closet and 4-piece ensuite, including a stand-up shower and a soaker tub for ultimate relaxation. The fully developed basement features a separate entrance and showcases a thoughtfully designed space with finishings that match the main level. You'll find a wet bar with a sit up counter, cabinetry, and ample prep space great for game nights, hosting guests, or creating a comfortable in-law area. The basement also includes a spacious rec room, one large bedroom, a full bathroom, and 9' ceilings that make the space feel open and inviting. The garage measures 20' wide x 23' deep and is equipped with hot and cold taps. The front driveway provides convenient additional parking. 133 Chestnut Way is in showhome condition, offering elegance, function, and charm in every detail. Located near parks, trails, shopping, schools, and on a bus route, it's a fantastic option for families and professionals alike. *Hot water tank replaced in May 2025.**

Inclusions: **garage door remote x2, front door key x1, side door key x1, basement fridge, basement microwave**

Property Listed By: **COLDWELL BANKER UNITED**

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













