



THE
A-TEAM

**RE/MAX
FIRST**

108 CHESTNUT Way, Fort McMurray T9K 1M6

MLS® #: **A2220783**

Area: **Timberlea**

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

List Price: **\$519,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Lot Sz Ar:

3,456 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,459

Low Sqft:

Ttl Sqft:

1,459

DOM

17

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Gazebo,Landscaped,Lawn,Paved

Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,On Street

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Fireplace(s),Forced Air,Natural Gas

Sewer:

Ext Feat:

Fire Pit,Kennel,Private Entrance

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Brick/Mortar

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Gas Water Heater,Microwave Hood

Int Feat:

Fan,Refrigerator,Washer/Dryer,Window Coverings

Utilities:

Central Vacuum,Chandelier,Closet Organizers,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Separate Entrance,Vinyl Windows

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

0821414

Zoning:

R1S

Remarks

Pub Rmks:

Pride of ownership shines through in this WELL CARED FOR, two story home. Lovingly maintained by its ORIGINAL OWNERS since it was built. There are new window coverings throughout! Featuring 4 SPACIOUS BEDROOMS and 3.5 BATHS, with a second washer and dryer hookup on the main floor, this gem is move in ready for any family! The fully finished basement comes with its own PRIVATE ENTRANCE and is currently rented, with the tenant wishing to stay. Instant income! Out back, you'll find an aggregate concrete backyard complete with a cozy firepit, perfect for relaxing evenings and gatherings. The property also includes a double detached garage and an extra poured concrete parking pad beside the garage. Ideal for multiple vehicles or recreational toys! Conveniently located just steps away from the site bus stop, you can stay warm and comfortable in the freezing winter temperatures. This home is a must see and truly blends comfort, practicality, and charm, making it a standout choice!

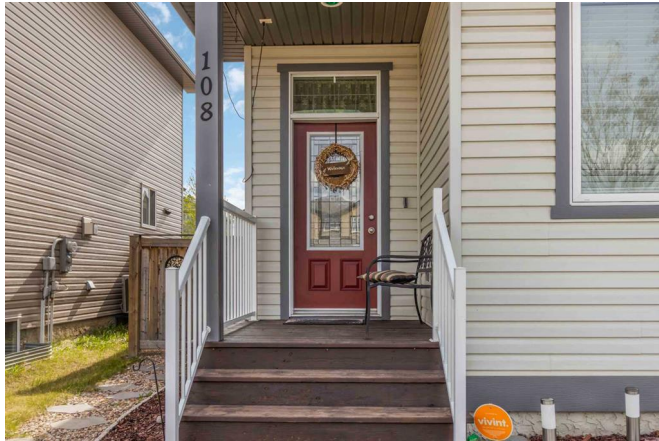
Inclusions:

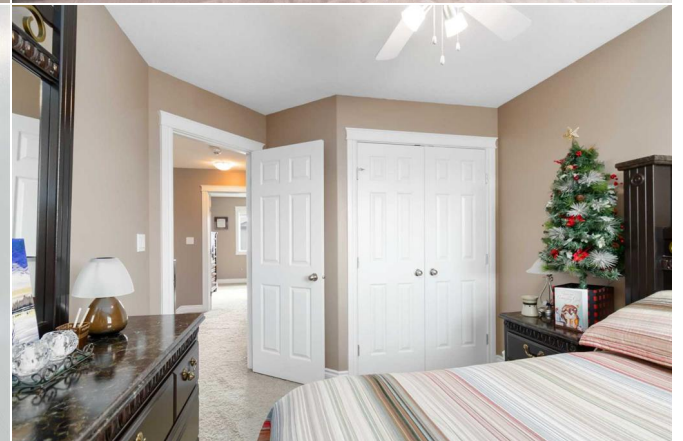
Shed, some furniture negotiable.

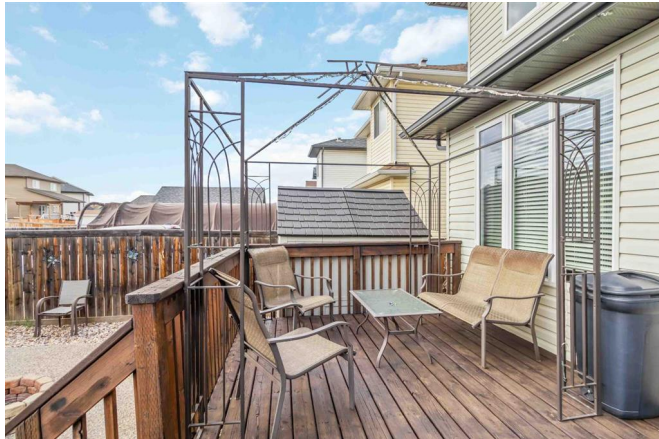
Property Listed By:

People 1st Realty

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







ABOVE GRADE
MAIN LEVEL : 740 SQFT / 71 SQM
SECOND LEVEL : 699 SQFT / 65 SQM
TOTAL AREA : 1,439 SQFT / 136 SQM
BELOW GRADE
BASEMENT : 697 SQFT / 65 SQM
GARAGE AREA : 487 SQFT / 45 SQM

ROOM MEASUREMENTS

MAIN LEVEL
LIVING ROOM : 5.43m x 3.94m
KITCHEN : 5.23m x 3.86m
DINING ROOM : 2.18m x 1.08m
FOYER : 1.58m x 1.76m

SECOND LEVEL
PRIMARY BEDROOM : 3.71m x 3.81m
BEDROOM : 3.18m x 2.78m
BEDROOM : 2.96m x 2.71m
3PC BATH : 2.37m x 2.01m
4PC BATH : 2.99m x 1.74m
W.C. : 1.36m x 1.70m

BASEMENT
RECREATION ROOM : 6.54m x 3.61m
BEDROOM : 2.68m x 3.44m
3PC BATH : 1.50m x 2.22m
LAUNDRY : 2.20m x 2.31m
MECHANICAL ROOM : 4.50m x 1.47m

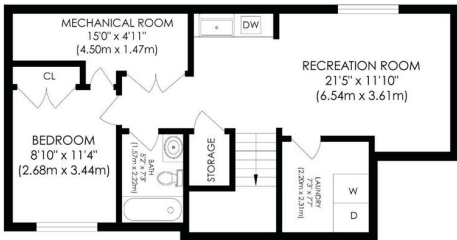


PREPARED FOR DANNIA HURLEY
DATE - MAY 12 2023

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR RMS MEASUREMENTS AND THE DATE.

108 CHESTNUT WAY, FORT MCMURRAY, AB

ABOVE GRADE
MAIN LEVEL : 740 SQFT / 71 SQM
SECOND LEVEL : 699 SQFT / 65 SQM
TOTAL AREA : 1,439 SQFT / 136 SQM
BELOW GRADE
BASEMENT : 697 SQFT / 65 SQM
GARAGE AREA : 487 SQFT / 45 SQM

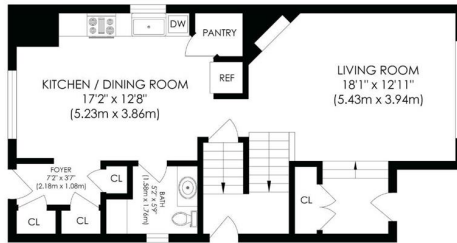


PREPARED FOR DANNIA HURLEY
DATE - MAY 12 2023

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR RMS MEASUREMENTS AND THE DATE

108 CHESTNUT WAY, FORT MCMURRAY, AB

ABOVE GRADE
MAIN LEVEL : 740 SQFT / 71 SQM
SECOND LEVEL : 699 SQFT / 65 SQM
TOTAL AREA : 1,439 SQFT / 136 SQM
BELOW GRADE
BASEMENT : 697 SQFT / 65 SQM
GARAGE AREA : 487 SQFT / 45 SQM

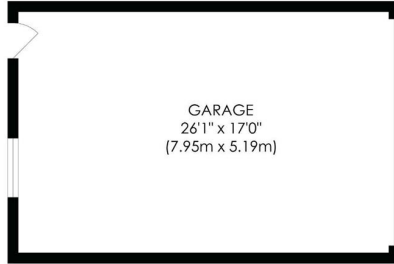


PREPARED FOR DANNIA HURLEY
DATE - MAY 12 2023

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR RMS MEASUREMENTS AND THE DATE

108 CHESTNUT WAY, FORT MCMURRAY, AB

ABOVE GRADE
MAIN LEVEL : 740 SQFT / 71 SQM
SECOND LEVEL : 699 SQFT / 65 SQM
TOTAL AREA : 1,439 SQFT / 136 SQM
BELOW GRADE
BASEMENT : 697 SQFT / 65 SQM
GARAGE AREA : 487 SQFT / 45 SQM

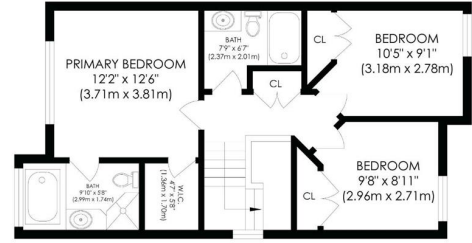


PREPARED FOR DANNIA HURLEY
DATE - MAY 12 2023

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR RMS MEASUREMENTS AND THE DATE

108 CHESTNUT WAY, FORT MCMURRAY, AB

ABOVE GRADE
MAIN LEVEL : 740 SQFT / 71 SQM
SECOND LEVEL : 699 SQFT / 65 SQM
TOTAL AREA : 1,439 SQFT / 136 SQM
BELOW GRADE
BASEMENT : 697 SQFT / 65 SQM
GARAGE AREA : 487 SQFT / 45 SQM



PREPARED FOR DANNIA HURLEY
DATE - MAY 12 2023

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR RMS MEASUREMENTS AND THE DATE

108 CHESTNUT WAY, FORT MCMURRAY, AB