



THE
A-TEAM

**RE/MAX
FIRST**

160 HAWTHORN Way, Fort McMurray T9K 0N8

MLS® #: **A2220997**

Area: **Timberlea**

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

List Price: **\$410,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Lot Sz Ar:

3,261 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,133

Low Sqft:

Ttl Sqft:

1,133

DOM

15

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Attached-Side by Side,Bungalow

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Interior Lot,Landscaped Driveway,Single Garage Attached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings

Int Feat:

French Door,High Ceilings,Laminate Counters

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Foyer

Living Room

4pc Bathroom

Level

Main

Main

Main

Main

Basement

Dimensions

4`11" x 8`4"

8`5" x 8`5"

7`3" x 12`10"

12`5" x 13`6"

10`3" x 8`8"

Room

4pc Ensuite bath

Bedroom

Kitchen

Bedroom - Primary

Bedroom

Level

Main

Main

Main

Main

Basement

Dimensions

4`11" x 10`7"

8`5" x 10`7"

10`8" x 13`6"

10`6" x 12`0"

11`10" x 10`6"

Bedroom	Basement	11`10" x 9`11"	Bedroom	Basement	11`10" x 11`4"
Laundry	Basement	8`9" x 12`2"	Game Room	Basement	10`1" x 27`5"
Legal/Tax/Financial					

Title:		Zoning:	
Fee Simple		R2	
Legal Desc:	0822793		Remarks

Pub Rmks:	NO CONO FEES What a great location for this fully developed and affordable duplex located in the heart of Timberlea. Weather you are an investor 1 time buyer, or you have a very large family this property is for you!!! AS you enter the home you are greeted by a spacious entryway with 2 large coat closets. The open concept Kitchen and living room makes for a great gathering space for the whole family and there is a cozy gas burning fireplace the perfect place to relax after a long day at work. This home has main floor laundry. 3 bedrooms up and the master bedroom has its own ensuite with French doors leading to your own private deck. The basement has a separate entrance through the garage and there are 3 more spacious bedrooms, 1- 3 pc bathroom, full laundry. There is a single attached Garage and parking as well in the driveway. Close to school shopping and the bus route. Walking and biking trails are close by.
Inclusions:	Existing Fridge, Stove, stackable washer and dryer, all window coverings.(Shed as is)
Property Listed By:	ROYAL LEPAGE BENCHMARK

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











