



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 HAWTHORN Way, Fort McMurray T9K 0P2**

MLS® #: **A2223572**

Area: **Timberlea**

Listing Date: **05/22/25**

List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **3,205 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,716**  
Low Sqft:  
Ttl Sqft: **1,716**

DOM

**9**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Landscaped**  
Park Feat: **None,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Freezer,Garburator,Microwave,Oven,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`7" x 5`10"
Kitchen	Main	18`5" x 17`7"
3pc Ensuite bath	Second	8`10" x 7`8"
Bedroom	Second	10`1" x 13`2"
Bedroom - Primary	Second	13`11" x 15`10"
3pc Bathroom	Basement	7`3" x 9`3"
Bedroom	Basement	10`9" x 12`2"

Room	Level	Dimensions
Dining Room	Main	12`0" x 11`9"
Living Room	Main	13`11" x 15`4"
4pc Bathroom	Second	8`11" x 4`10"
Bedroom	Second	10`3" x 13`2"
Walk-In Closet	Second	6`6" x 7`5"
Bedroom	Basement	10`9" x 12`10"
Storage	Basement	13`11" x 15`3"

Furnace/Utility Room	Basement	5`4" x 11`6"	Pantry Legal/Tax/Financial	Main	2`0" x 4`4"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R1S</b>			
	<b>0822802</b>		Remarks		
Pub Rmks:	<b>This beautifully maintained, move-in ready home offers incredible value with 5 spacious bedrooms and 3.5 bathrooms, making it ideal for families of all sizes. From the moment you arrive, you'll be impressed by the charming curb appeal and the clear pride of ownership throughout. Inside, you'll find a thoughtfully designed layout that blends functionality with style. The main living area is bright and inviting, and the open-concept design allows for a combined living and formal dining space—perfect for both entertaining and everyday living. Brand new light fixtures, fresh paint and carpets throughout, and new trim and interior doors give the home a clean, modern feel. The eat-in kitchen has been tastefully updated with refinished white cabinetry, sleek black hardware, and newer stainless steel appliances including a fridge, stove, microwave, and dishwasher. A convenient two piece powder room with updated fixtures, found in all bathrooms, plus main floor laundry and direct access to the backyard. Step outside to enjoy a sunny deck and a fully fenced, landscaped backyard featuring raised garden beds and a cozy fire pit area—a perfect space to relax or entertain. Upstairs, the spacious primary bedroom includes a 3-piece ensuite, and a large walk-in closet, while two additional bedrooms are served by a full 4-piece bathroom. The fully finished basement adds valuable living space with 2 more bedrooms, and a 3-piece bathroom. a new hot water tank (2022) and a furnace that has been regularly updated and maintained ensuring peace of mind for the new owners. This turn-key property allows you to simply move in and start enjoying your new home. Schedule your private showing today!</b>				
Inclusions: Property Listed By:	<b>Portable storage shelter The Agency North Central Alberta</b>				

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





















