



THE
A-TEAM

**RE/MAX
FIRST**

149 LEITNER Gate, Fort McMurray T9K 2M4

MLS®#: **A2226728**

Area: **Timberlea**

Listing Date: **06/01/25**

List Price: **\$404,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$14k, 02-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,048**
Low Sqft:
Ttl Sqft: **1,048**

DOM

45
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **2,906 sqft**
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,Landscaped,No Neighbours Behind**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Barbecue,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **0225763**

Zoning: **SF**

Remarks

Pub Rmks: **Backing Onto Greenspace & the Best Water Park in the City - Peaceful Living in Lakewood Estates! Welcome to This Charming and Spacious Home Located in The**

Highly Desirable Lakewood Estates in Timberlea. Perfectly positioned Backing onto a Beautiful Greenspace and Fort McMurray's best water park, this property offers incredible outdoor living, privacy, and stunning views right from your backyard—ideal for families and summer fun! Step inside to a warm and inviting living room featuring gleaming hardwood floors. The open-concept kitchen is a chef's dream, complete with a corner pantry, breakfast bar, and plenty of counter space. The adjacent dining nook is bright and spacious, making it perfect for family meals and entertaining while enjoying views of the park and greenbelt. Upstairs, you'll find two large bedrooms, including a spacious master retreat with an oversized closet and a luxurious 5-piece ensuite. The ensuite features dual sinks, a stand-up shower, and a relaxing corner jet tub—your perfect private escape. The fully developed basement has been upgraded with brand new luxury vinyl plank flooring and offers even more living space. It includes a large family room, an oversized third bedroom, and a versatile den that can easily be converted into a fourth bedroom or home office. Additional highlights include an attached single garage and a 4-car driveway, offering ample parking space for your vehicles, toys, or guests. With modern neutral tones throughout, this home is move-in ready. Plus, its unbeatable location is just steps from schools (including an elementary school), shopping, trails, and transit. Whether you're relaxing at home or spending the day at the nearby water park, this home offers the perfect blend of comfort, fun, and convenience. Plus New roof and upgraded insulation throughout the house and Garage. ?? Don't miss your chance to own this gem in Lakewood Estates—schedule your private showing today!

Inclusions:

Property Listed By:

**fridge, stove, dishwasher, microwave, washer , dryer
RE/MAX Connect**

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







