



THE
A-TEAM

**RE/MAX
FIRST**

244 HAWTHORN Way, Fort McMurray T9K 0T2

MLS®#: **A2232493**

Area: **Timberlea**

Listing Date: **06/21/25**

List Price: **\$600,000**

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

Finished Floor Area

Lot Sz Ar:

4,474 sqft

Lot Shape:

Abv Sqft:

1,964

Low Sqft:

Ttl Sqft:

1,964

DOM

0

Layout

Beds:

6 (3 3)

Baths:

4.0 (4 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Standard Shaped Lot

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction:

Stucco

Flooring:

Carpet,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Granite Counters,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Sump Pump(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`3"	Bedroom	Main	13`1" x 10`5"
Bedroom	Main	12`2" x 9`10"	Dining Room	Main	11`2" x 9`10"
Kitchen	Main	17`0" x 14`11"	Living Room	Main	17`9" x 14`5"
Living Room	Main	10`6" x 18`2"	4pc Ensuite bath	Second	6`6" x 13`8"
Bedroom - Primary	Second	10`11" x 21`3"	4pc Bathroom	Basement	4`11" x 6`10"
4pc Bathroom	Basement	4`10" x 7`2"	Bedroom	Basement	10`6" x 15`2"
Bedroom	Basement	10`6" x 15`2"	Bedroom	Basement	9`11" x 12`9"

Family Room	Basement	10`4" x 9`4"	Game Room	Basement	9`6" x 19`1"
Other	Basement	12`5" x 7`4"	Furnace/Utility Room	Basement	7`5" x 8`3"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R1	
Legal Desc:	0822802	Remarks

Pub Rmks:	<p>Welcome to 244 Hawthorn Way: Where luxury meets comfort in this beautifully updated modified bi-level, offering expansive living space, elegant finishes, and incredible versatility with a legal suite plus additional guest or flex space. Nestled in a sought-after Timberlea neighbourhood, this property features low-maintenance landscaping with artificial turf, a freshly stained back deck, and excellent curb appeal with modern grey stucco siding. From the moment you arrive, this home stands out. The stucco exterior offers a sleek and upscale look, while the double driveway and heated attached garage provide ample parking and storage. Inside, you'll be greeted by fresh paint (2025), updated luxury vinyl plank flooring (2022), and soaring vaulted ceilings that create a bright, airy atmosphere. The front of the home features a formal living and dining space bathed in natural light—ideal for hosting guests and gatherings. Toward the back of the home, the kitchen and family room blend seamlessly for more relaxed everyday living. Warm wood cabinetry, granite countertops, under-cabinet lighting, a coffee bar, a corner pantry, and a centre island combine to create a kitchen that is both stylish and highly functional. Adjacent to the kitchen, the cozy family room features a gas fireplace framed by custom built-ins, with access to the back deck right off the dining nook. Two large bedrooms and a four-piece bathroom are located on the main level, while the spacious primary retreat is tucked privately above the garage. This serene space boasts vaulted ceilings, a large walk-in closet, and a luxurious ensuite with a soaker tub—your perfect escape at the end of the day. The lower level of the home offers incredible flexibility. A two-bedroom legal suite features its own full kitchen, separate laundry, and a four-piece bathroom—perfect for renters or extended family. In addition, a bachelor-style space sits adjacent to the suite, ideal for guests, a home office, or even an additional rental opportunity. The home includes two furnaces for independent climate control, a new hot water tank (2023), and central A/C for year-round comfort. Upstairs is vacant and move-in ready, while the legal suite is currently occupied by wonderful tenants who would love to stay. Whether you’re looking for multi-generational living, a mortgage helper, or just a beautifully maintained and thoughtfully designed home, this one checks all the boxes. Schedule your private tour of 244 Hawthorn Way today.</p>
Inclusions:	FRIDGE X2, STOVE X2, MICROWAVE X2, WAHER+ DRYER X2.
Property Listed By:	The Agency North Central Alberta

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











