



THE
A-TEAM

**RE/MAX
FIRST**

136 MAPLE LEAF Lane, Fort McMurray T9K 0G6

MLS®#: **A2235842**

Area: **Timberlea**

Listing Date: **06/30/25**

List Price: **\$659,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Abv Sqft:

1,370

Low Sqft:

Lot Sz Ar:

9,023 sqft

Ttl Sqft:

1,370

Lot Shape:

DOM

1

Layout

Beds:

5 (2 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

9

Garage Sz:

4

Access:

Lot Feat:

Park Feat:

Back Lane,Cul-De-Sac,Pie Shaped Lot

Double Garage Attached,Double Garage Detached,Off Street,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Mixed,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

High Ceilings,Jetted Tub,Natural Woodwork,Recessed Lighting,Separate Entrance,Vinyl Windows,Wood Counters

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 10`6"
Dining Room	Main	9`3" x 10`9"
Bedroom	Lower	11`5" x 9`7"
4pc Bathroom	Main	7`10" x 5`0"
Foyer	Lower	10`10" x 9`8"
Bedroom	Lower	16`5" x 14`8"
4pc Bathroom	Lower	4`11" x 9`6"

Room	Level	Dimensions
Kitchen	Main	14`2" x 12`11"
Bedroom - Primary	Main	12`0" x 14`2"
Bedroom	Main	9`10" x 10`6"
4pc Ensuite bath	Main	13`9" x 6`0"
Flex Space	Lower	23`0" x 15`11"
Bedroom	Lower	12`10" x 10`3"
Furnace/Utility Room	Lower	16`11" x 14`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0625344

Remarks

Pub Rmks:

Do you want all the space for all your things but still be in the Heart of Timberlea? A rare opportunity awaits at 136 Maple Leaf Lane, where there's room for everyone, and all the toys, on a 9000 sqft lot, with two double garages, an alleyway, and expanded parking. This 5 bedroom, three full bath home offers a meticulously kept attached double garage, a double detached garage, and additional parking for 5 more vehicles and/or your RV. The master bedroom features double closets and a private ensuite with separate tub and shower. The additional bedrooms are a decent size, having 3 on the main, and two on the lower level. The eat in kitchen has seen renovations including countertops, subway tile backsplash, and flooring. Many fixtures have been updated, as well as new stove, washer and dryer in 2024. The downstairs flex/rec/family room is gigantic and cozy for movie nights!! There is also a convenient separate side entry to this fully finished basement, in case you wanted to convert it to a suite down the road! Just steps outside, within walking distance are two high schools, and two more middle schools. Shopping and entertainment are also nearby. This home is well kept and well loved, but ready for a bigger family and more toys!

Inclusions:
Property Listed By:

Window coverings
People 1st Realty

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









