

\$390,000 - 136 Hawthorn Way, Fort McMurray

MLS® #A2213951

\$390,000

5 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

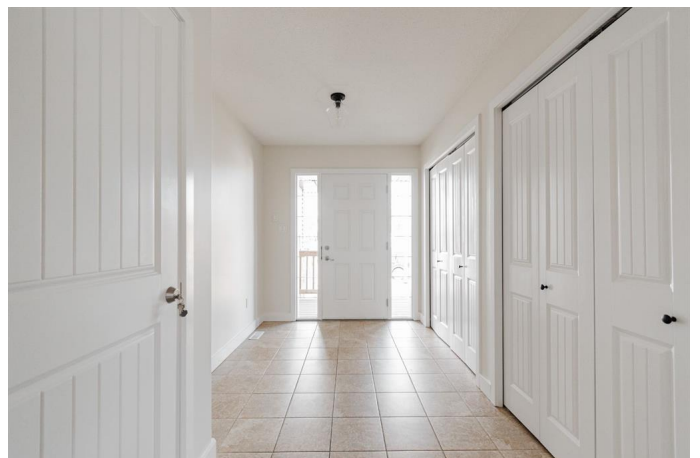
Welcome to 136 Hawthorn Way: Located in Timberlea, just steps from bus routes, trails, and parks, this semi-detached two-storey duplex has been well maintained by the original owner and recently updated with fresh paint and new light fixtures. Offering a blend of functionality and value, the home features a single attached garage, a fully fenced sunny backyard, and a separate entry basement with excellent tenants already in place.

Curb appeal is enhanced by the covered front step and front driveway, and inside youâ€™re welcomed by a spacious tiled entry with a new light fixture and plenty of closet space. The main level features hardwood and tile flooring, vaulted ceilings, and a bright open-concept layout. The living room centres around a cozy gas fireplace, while the kitchen is equipped with stainless steel appliances and a corner pantry. A modern black light fixture adds a stylish touch to the dining area, making the space feel current and inviting.

Upstairs, the layout includes three bedrooms, two bathrooms, and the convenience of upper-level laundry. The primary bedroom offers a walk-in closet, a full ensuite bathroom, and direct access to the back deckâ€”perfect for enjoying morning coffee or evening sunsets. All bedrooms are carpeted and generously sized.

The backyard is fully fenced and west-facing, providing plenty of sunshine and space for summer enjoyment.

The separate entry basement features a wet



bar with a fridge, sink, and an array of small appliances. Whether you plan to use it as a family room with high ceilings or enjoy the potential of a mortgage helper, the lower level offers great versatility. It also includes a private laundry area for added convenience.

Whether you're searching for your first home, a low-maintenance investment, or a property with income potential, this home delivers on all fronts. Schedule your private showing today.

Built in 2008

Essential Information

MLS® #	A2213951
Price	\$390,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,127
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	136 Hawthorn Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N6

Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Heated Garage, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	7
Zoning	R2

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.