

# \$380,000 - 136 Hawthorn Way, Fort McMurray

MLS® #A2213951

## \$380,000

5 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

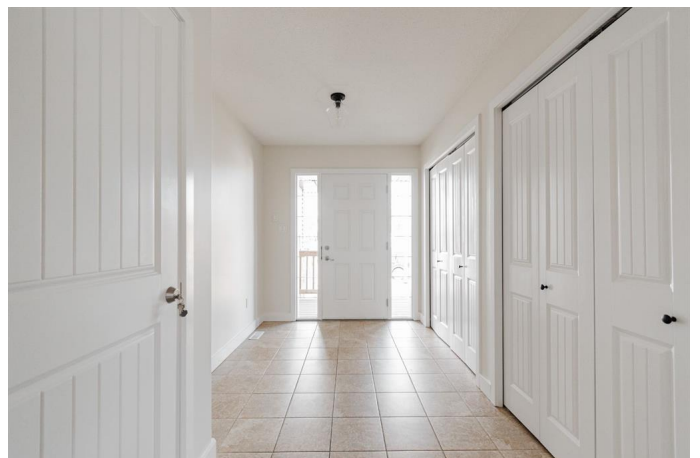
Welcome to 136 Hawthorn Way: Located in Timberlea, just steps from bus routes, trails, and parks, this semi-detached two-storey duplex has been well maintained by the original owner and recently updated with fresh paint and new light fixtures. Offering a blend of functionality and value, the home features 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	\$380,000
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	21
Zoning	R2

## Listing Details

Listing Office	The Agency North Central Alberta
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