

\$447,900 - 140 Waterhouse Street, Fort McMurray

MLS® #A2245311

\$447,900

4 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 140 Waterhouse Street – a quaint bi-level home nestled in the heart of Timberlea! This property offers 4 bedrooms and 3 full bathrooms. The main level features an open-concept layout with a large dining area, a galley-style kitchen complete with stainless steel appliances and a convenient eat-up peninsula. The living room is cozy and inviting with a corner natural gas fireplace and patio doors leading to the rear deck. The deck is partially enclosed for additional storage, and the fully fenced backyard backs onto walking trails – with no shared rear fence for added privacy. The primary bedroom includes a 4-piece ensuite, while a second bedroom and another full bathroom complete the upper level. Downstairs, the fully developed basement offers a spacious family room, + a handy 3-appliance kitchenette. + A huge secondary primary bedroom with a walk-in closet. A fourth bedroom, a dedicated laundry room with storage shelving, and a third full bathroom complete the lower level. You also have attached heated garage. This home offers the perfect blend of functionality, privacy, and location. Call to view today!

Built in 2005

Essential Information

MLS® # A2245311

Price \$447,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,203
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	140 Waterhouse Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2T2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Walk-In Closet(s), Breakfast Bar
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, See Remarks
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	42
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
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