

# \$640,000 - 205 Smallwood Street, Fort McMurray

---

MLS® #A2263255

## \$640,000

6 Bedroom, 3.00 Bathroom, 1,316 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Gorgeous, upgraded and an ensuite you could live in !! This 2+4 bedroom unit is from top to bottom a fantastic home. The main floor is complete with a wonderful foyer, it's open concept and bright and includes a large primary bedroom with walk in closet and fully tiled ensuite with an upgraded shower of your dreams. The kitchen is complete with big island, pantry and access to the deck and backyard. No carpet on the main floor. The basement is complete with 4 bedrooms and full bathroom in addition to rec room and utility room and under the stairs storage. Double attached heated garage, with driveway in front, backing onto green space, Central AC and within walking distance to all amenities



Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263255    |
| Price          | \$640,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,316       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |

Status Active

Community Information

Address 205 Smallwood Street  
Subdivision Timberlea  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K 2J7

Amenities

Parking Spaces 4  
Parking Double Garage Attached, Driveway  
# of Garages 4

Interior

Interior Features High Ceilings, Kitchen Island  
Appliances Central Air Conditioner, Dishwasher, Range Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full

Exterior

Exterior Features Other  
Lot Description Back Yard, Front Yard, Landscaping  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding  
Foundation Poured Concrete

Additional Information

Date Listed October 14th, 2025  
Days on Market 27  
Zoning R1S

Listing Details



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.