

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

MLS® #A2213951

**\$390,000**

5 Bedroom, 3.00 Bathroom, 1,127 sqft  
Residential on 0.07 Acres

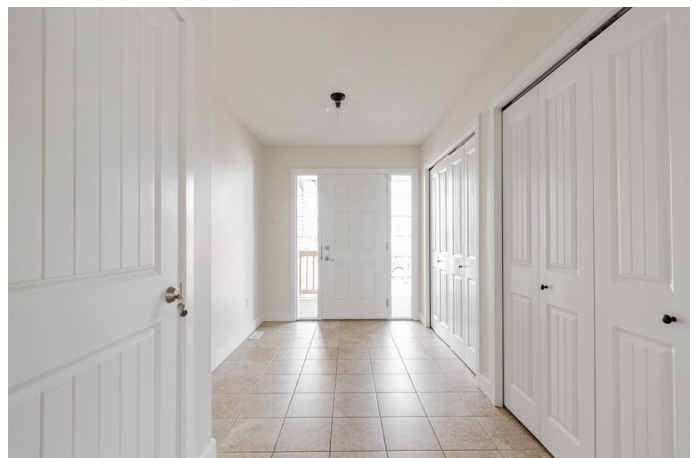
Timberlea, Fort McMurray, Alberta

Open House: Saturday, April 26th | 11:00 AM  
â€” 1:00 PM. 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, Garage Door Opener, Heated Garage, Parking Pad, Single

Garage Attached, Front Drive

# 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

Zoning R2

### Listing Details

Listing Office The Agency North Central Alberta

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