



**169 Chestnut Way
Fort McMurray, Alberta**

MLS # A2302249



\$650,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Garaage heater, House key x2, Mail key.

Welcome to 169 Chestnut Way, a warm and well-appointed two storey home offering a functional layout, thoughtful updates, and one of the most desirable backyards in the neighbourhood. From the moment you arrive, the exposed aggregate three car driveway, oversized attached double car garage, and covered front step create a polished first impression with storage and space for the whole family. Located in a very family friendly Timberlea neighbourhood, you will enjoy easy access to many amenities as well as access to outdoor trails and a park located directly behind the home. Step inside to a welcoming tiled entry with a walk-in coat closet that keeps everyday comings and goings organized. Neutral paint tones run throughout, creating a calm and cohesive backdrop that suits any style. The main level flows easily from the entry into the living room, where hardwood flooring and a gas fireplace make for a comfortable and inviting space. The kitchen is practical and well laid out, featuring wood cabinetry, light coloured countertops, a walk-through pantry that leads into the garage mudroom entrance, tiled flooring, an eat-up island, and stainless steel appliances. A built-in desk or coffee bar adds a versatile touch that works equally well for morning routines or a quiet workspace. A two-piece bathroom on the main level adds convenience, and main floor laundry tucked into the garage mudroom keeps the primary living spaces tidy and functional. Upstairs, carpet runs throughout the three bedrooms, providing a soft and comfortable feel underfoot. The primary bedroom is generously sized with space for your king size bed and features a five-piece ensuite complete with a two-person jetted tub, water closet, and a walk-in closet. A second full bathroom serves the additional bedrooms, rounding out a well-designed upper level with plenty of room for a growing family or

professionals alike. The garage is a standout feature, finished with checkered flooring, painted red for a fun and distinctive character, and equipped with a radiant heater to keep it comfortable through every Alberta season. A man door opens to a concrete pad and provides direct access to the backyard, adding everyday practicality. Outside, the home truly shines. A large back deck with a gazebo creates a beautiful outdoor entertaining space, while the fully fenced yard offers privacy and room to enjoy. Backing directly onto green space with a gate for direct park access, this backyard is a rare find that connects you to nature, walking paths and a playground right from your own property. 169 Chestnut Way offers warmth, character, and an outdoor lifestyle that is hard to beat. Schedule your private showing today.