



GRASSROOTS
REALTY GROUP

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257 Hawthorn Way
Fort McMurray, Alberta

MLS # A2317322



\$469,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,560 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Main Level: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central A/C, TV Mount & Brackets, Blinds. Basement: Fridge, Stove, Washer, Dryer

OPEN HOUSE | SAT. JUNE 27th 12-2PM | Welcome to 257 Hawthorn Way, where style, comfort, and versatility come together in one exceptional Timberlea home. Offering over 1,560 sq ft above grade, central air conditioning, and a fully legal 2-bedroom basement suite, this property is an excellent opportunity for homeowners and investors alike. Step inside and you'll immediately appreciate the spacious feel created by the 9-foot ceilings, rich hardwood flooring, and stunning tray ceilings accented with recessed lighting that add both character and elegance throughout the main living area. The open-concept design is perfect for everyday living and entertaining, with a bright living room centered around a cozy gas fireplace and large windows that flood the space with natural light. The kitchen is beautifully appointed with dark cabinetry, stainless steel appliances, tile flooring, and a large island with seating. It flows seamlessly into the dining area, creating a welcoming space for family dinners, holiday gatherings, and everything in between. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom provide plenty of room for growing families, while the upper-level laundry adds convenience to your daily routine. The fully legal 2-bedroom basement suite offers incredible flexibility and value. Featuring its own kitchen, living area, full bathroom, separate laundry, and private living space, it's ideal for generating rental income, accommodating extended family, or helping offset your mortgage. Outside, enjoy the newly constructed rear deck (2026), offering the perfect place to relax, barbecue, or soak up the summer sunshine. The rear gravel parking area provides ample off-street parking for multiple vehicles, while the covered front veranda adds charm and a

welcoming first impression. Located in the heart of Timberlea, close to schools, parks, walking trails, shopping, and everyday amenities, this move-in-ready home offers the space you need today and the flexibility you'll appreciate for years to come.