



GRASSROOTS
REALTY GROUP

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128 Hawthorn Way
Fort McMurray, Alberta

MLS # A2318098



\$409,900

Division:	Timberlea		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,120 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Exceptional duplex-style home in the heart of Timberlea — and yes, no condo fees! The upper level offers three bedrooms while the fully developed basement features a self-contained non- legal in-law suite with its own separate entrance through the attached garage, making it ideal for extended family. This home has been meticulously maintained and thoughtfully updated — in 2021 alone, the owners replaced the furnace, central air conditioning, attic insulation, and all appliances. New flooring runs throughout the basement and bedrooms, and the basement kitchen has been fully renovated. No carpet anywhere in the home is just another reason to love it. Outside, enjoy a cozy backyard complete with a deck, perfect for those warm Timberley evenings. Homes this well cared-for and move-in ready don't last long — book your showing today!