



**248 Hawthorn Way
Fort McMurray, Alberta**

MLS # A2321593



\$639,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,927 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, See Remarks		

Inclusions: FRIDGE X2, Dishwasher, STOVE X2, MICROWAVE X2, WASHER DRYER X2.

Welcome to 248 Hawthorn Way! Recently painted from top to bottom and featuring brand-new vinyl plank flooring throughout the main level (2026), this spacious 6-bedroom home offers incredible versatility for large families, multigenerational living, or those looking for mortgage-helping income potential. The main floor boasts a bright and functional layout with vaulted ceilings, large windows, and multiple living spaces. At the front of the home, you'll find a formal living and dining area, perfect for hosting family gatherings and special occasions. Toward the back, the cozy family room features a stunning floor-to-ceiling stone fireplace and opens seamlessly to the kitchen, complete with granite countertops, stainless steel appliances, espresso cabinetry, a glass tile backsplash, and a large corner pantry. The main level also includes two generously sized bedrooms, a full bathroom, and convenient laundry. Upstairs, the private primary retreat offers vaulted ceilings, a walk-in closet, and a 4-piece ensuite with a relaxing corner jetted tub. The lower level is what truly sets this home apart. In addition to a bedroom, bathroom, and living area connected to the main home, there is also a separate-entry legal suite featuring 2 bedrooms, 1 bathroom, a kitchen, living room, and brand-new washer and dryer (2026). Whether you're looking to offset your mortgage, accommodate extended family, or add to your investment portfolio, this setup provides exceptional flexibility. Outside, you'll appreciate the fully fenced backyard, large deck, attached double garage, ample parking, stucco exterior, and attractive custom stone accents. Offering space, functionality, and income potential all under one roof, this is a home you won't want to miss. Book your private showing today!