



GRASSROOTS
REALTY GROUP

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120 Hawthorn Way
Fort McMurray, Alberta

MLS # A2348302

\$414,900

Division:	Timberlea		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,065 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: NA

NO CONDO FEES! Welcome to 120 Hawthorn Way, a freshly painted, move-in-ready bungalow duplex offering 5 bedrooms, 3 full bathrooms, and over 2,000 sq ft of developed living space in the heart of Timberlea. A covered front patio leads into a spacious tiled foyer with double closets. Through the arched entry, the bright living room features hardwood flooring and a cozy gas fireplace. The kitchen has vaulted ceilings, a corner walk-in pantry, rich cabinetry, and a tile feature inlay. The main floor has three bedrooms, including a primary with a 4-piece ensuite, plus a second 4-piece bathroom and convenient main-floor laundry. Brand-new flooring runs down the stairs and throughout the fully developed basement which has a separate entrance through the garage. It includes a kitchenette, two more bedrooms, a 4-piece bathroom, a large family room with a gas fireplace and built-in shelving, and plenty of storage. It's ideal for extended family or as a mortgage helper. Outside, enjoy a fully fenced backyard with a large deck, mature front landscaping, and a single attached garage. The home is steps from schools, shopping, bus routes, trails, and parks, so book your private showing today!