

\$399,900 - 110 Smallwood Bay, Fort McMurray

MLS® #A2209899

\$399,900

5 Bedroom, 3.00 Bathroom, 1,230 sqft
Residential on 0.14 Acres

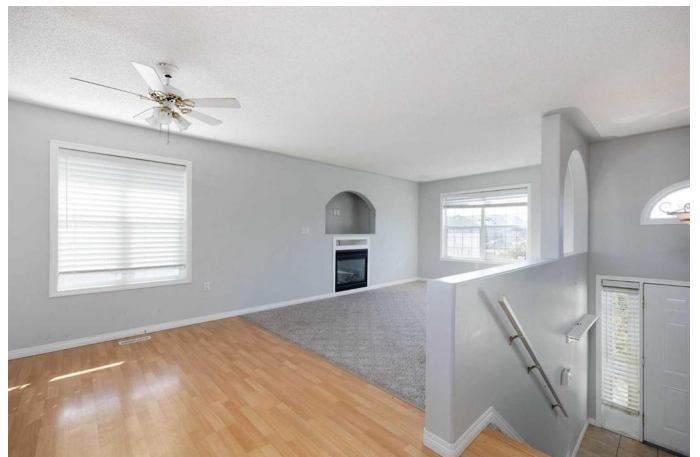
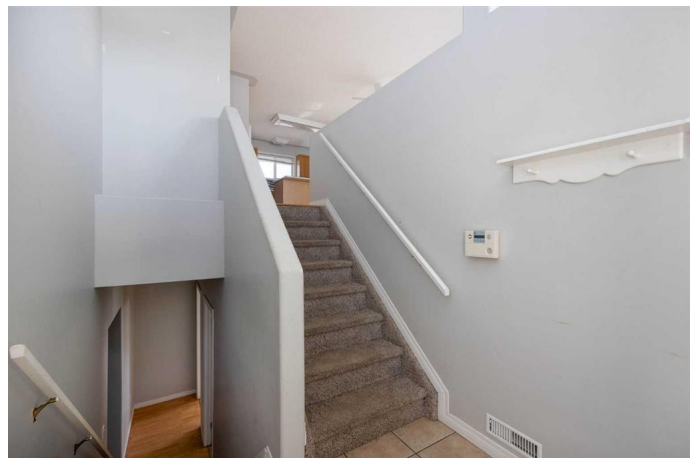
Timberlea, Fort McMurray, Alberta

CALLING ALL SAVVY BUYERS! FANTASTIC INVESTMENT OPPORTUNITY OR STARTER HOME! PUT YOUR SWEAT EQUITY TO WORK FOR YOU HERE AND THIS HOME WILL SHINE LIKE A DIAMOND! Fully developed Bi-level in Timberlea. Large pie shaped lot with rear yard access to park R.Vs or boats and a double attached heated garage. This home boasts VAULTED ceilings and open concept living room, dining room, and kitchen. Stay cozy this winter in front of your gas fireplace and enjoy entertaining in your kitchen with island and pantry. Primary bedroom has a walk through closet to your very own 3 piece ensuite bath. There are 2 more bedrooms on the main level with a full size bathroom. The lower level is developed with 2 bedrooms, a full bath and a family room. The attached double garage and lots of parking is the PERFECT size for those boys with toys! Property is sold as is where is without any seller's warranties or representations.

Built in 2001

Essential Information

| | |
|------------|-----------|
| MLS® # | A2209899 |
| Price | \$399,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|-------------|
| Square Footage | 1,230 |
| Acres | 0.14 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 110 Smallwood Bay |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K2J6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, See Remarks |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | See Remarks |
| Foundation | Poured Concrete |

Additional Information

Date Listed April 10th, 2025

Days on Market 3

Zoning R1S

Listing Details

Listing Office RE/MAX Connect

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