

# \$399,900 - 160 Hawthorn Way, Fort McMurray

MLS® #A2262100

**\$399,900**

6 Bedroom, 3.00 Bathroom, 1,061 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

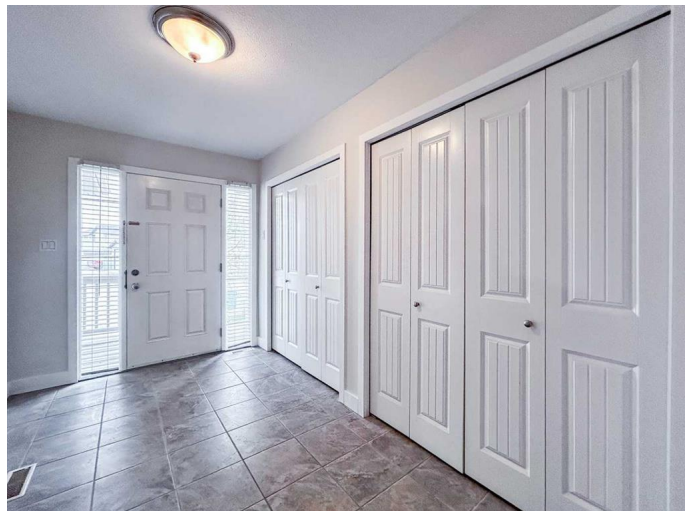
NO CONO FEES What a great location for this fully developed and affordable duplex located in the heart of Timberlea. Weather you are an investor 1 time buyer, or you have a very large family this property is for you!!! AS you enter the home you are greeted by a spacious entryway with 2 large coat closets. The open concept Kitchen and living room makes for a great gathering space for the whole family and there is a cozy gas burning fireplace the perfect place to relax after a long day at work. This home has main floor laundry. 3 bedrooms up and the master bedroom has its own ensuite with French doors leading to your own private deck.

The basement has a separate entrance through the garage and there are 3 more spacious bedrooms, 1- 3 pc bathroom, full laundry. There is a single attached Garage and parking as well in the driveway. Close to school shopping and the bus route. Walking and biking trails are close by.

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262100  |
| Price          | \$399,900 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,061     |



|            |                        |
|------------|------------------------|
| Acres      | 0.07                   |
| Year Built | 2008                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bungalow |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 160 Hawthorn Way |
| Subdivision | Timberlea        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 0N8          |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | French Door, High Ceilings, Laminate Counters                                                 |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Stove(s), Washer/Dryer<br>Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Fire Pit                            |
| Lot Description   | Back Yard, Interior Lot, Landscaped |
| Roof              | Asphalt                             |
| Construction      | Vinyl Siding                        |
| Foundation        | Poured Concrete                     |

### **Additional Information**

Date Listed

October 1st, 2025

Days on Market

8

Zoning

R2

Listing Details

Listing Office

ROYAL LEPAGE BENCHMARK



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