

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

MLS® #A2209899

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.14 Acres

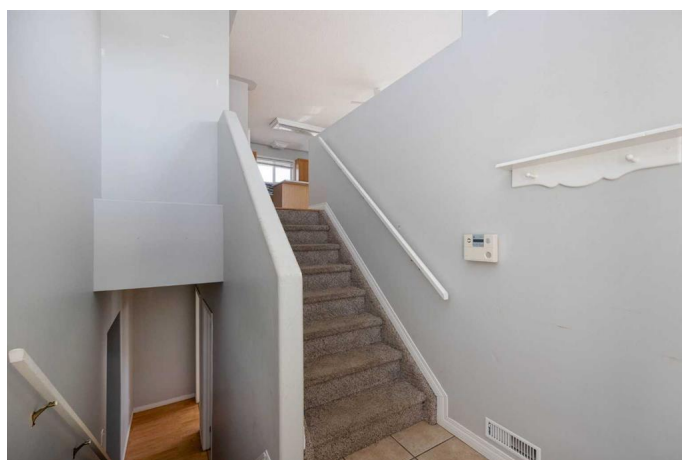
Timberlea, Fort McMurray, Alberta

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	23
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.