

# \$410,000 - 160 Hawthorn Way, Fort McMurray

MLS® #A2220997

## \$410,000

6 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

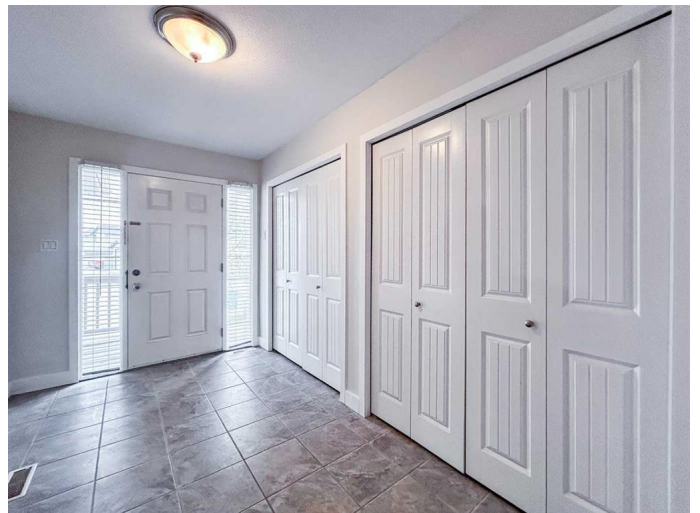
NO CONO FEES What a great location for this fully developed and affordable duplex located in the heart of Timberlea. Weather you are an investor 1 time buyer, or you have a very large family this property is for you!!! AS you enter the home you are greeted by a spacious entryway with 2 large coat closets. 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® #	A2220997
Price	\$410,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,133



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 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

May 14th, 2025

Days on Market

87

Zoning

R2

Listing Details

Listing Office

ROYAL LEPAGE BENCHMARK



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