# \$574,900 - 176 Maple Leaf Lane, Fort McMurray

MLS® #A2247417

## \$574,900

5 Bedroom, 3.00 Bathroom, 1,508 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 176 Maple Leaf Lane, a stunning modified bi-level home located just off Wild Rose Street in a highly desired neighborhood near greenbelt walking trails, schools, and all amenities. This home features a double attached heated garage with epoxy floors and an open-concept main floor with vaulted ceilings and hardwood flooring. The beautiful kitchen offers granite countertops, stainless steel appliances, a large island with breakfast bar, corner walk-in pantry, and flows into a spacious dining area and cozy living room with a gas fireplace. Two main floor bedrooms and a full 4-piece bathroom with granite counters complete the main level. Upstairs, the massive primary suite includes a walk-in closet and a luxurious ensuite with granite counters, a corner jetted tub, and separate shower. The fully developed basement features dual stair access, a separate entrance, and an illegal suite with two large bedrooms (one with walk-in closet), a full bathroom, kitchen (added in 2021), and living space. A shared laundry room is accessible from both levels, maintaining privacy if you choose to rent the basement. The fenced and landscaped backyard includes a composite deck (2022) perfect for summer enjoyment. Additional upgrades include a hot water tank (2022), laundry room renovation (2021), newer paint, air conditioning, and central vacuum. Located on a quiet street, this versatile home is move-in readyâ€"book your personal showing today!





## **Essential Information**

MLS® # A2247417 Price \$574,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,508
Acres 0.10
Year Built 2007

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 176 Maple Leaf Lane

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K0G7

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Heated Garage

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Quartz Counters Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

## **Exterior**

Exterior Features Private Entrance

Lot Description Back Yard, Landscaped, See

Roof Asphalt Shingle

Construction Concrete

Foundation Poured Concrete

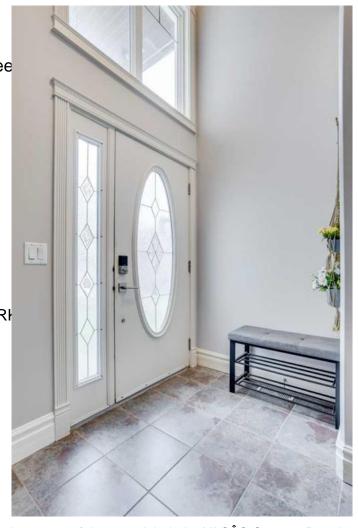
## **Additional Information**

Date Listed August 16th, 2025

Zoning R1

## **Listing Details**

Listing Office ROYAL LEPAGE BENCHMAR



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