

# \$429,900 - 225 Hawthorn Way, Fort McMurray

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MLS® #A2255460

**\$429,900**

5 Bedroom, 4.00 Bathroom, 1,750 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 225 Hawthorn Way! This well maintained 5 bedrooms and 3.5 bathrooms perfect for growing families offers 2,500 sq ft of living space, updated bathrooms fixtures, new light fixtures, fresh paint, new hot water tank (2022), new trim and interior doors. As you walk in the front door, you will be welcomed into a bright and charming living room that flows seamlessly into the dining room and kitchen featuring a corner pantry, an island with breakfast bar, refinished white cabinetry, sleek black hardware and door for direct access to the rear deck. To complete the main floor is a 2-piece bathroom with laundry. On the upper floor, you will find the spacious primary bedroom with walk-in closet and 3-piece bathroom, 2 good size bedrooms and a 4-piece bathroom. The fully finished basement has 2 more bedrooms, 3-piece bathrooms and a large 15x14 storage room. The fully fenced yard has a gate to access the back lane, a raised garden bed and a large deck next to a fire pit perfect for summer entertainment. The backyard has also enough space to build a garage. Book your appointment today!

Built in 2008

## Essential Information

MLS® #                   A2255460

Price                     \$429,900



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,750
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	225 Hawthorn Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P2

### Amenities

Parking	On Street, None
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### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R1S

**Listing Details**

Listing Office	KIC Realty
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