

# \$379,900 - 136 Sumac Crescent, Fort McMurray

MLS® #A2260316

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,277 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

136 Sumac Crescent -NO CONDO FEES

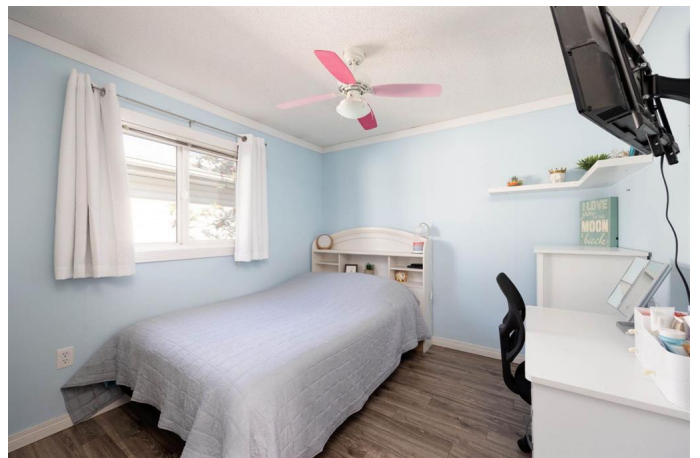
-Welcome to this beautifully maintained 3-bedroom modular home tucked away on a quiet corner lot. From the moment you arrive, you'll notice the massive 40 ft driveway—perfect for extra parking, RVs, or all your toys. And here's the best part: NO condo fees! Open Concept Living: Bright, airy layout with durable vinyl flooring throughout—no carpet. Updated Appliances: All appliances replaced within the last 2 years. Master bedroom has a walk-in closet and ensuite featuring a Jacuzzi tub for ultimate relaxation. Central Air: Stay cool and comfortable in the summer. New Hot Water Tank (2024) OVERSIZED 21' x 22'8" heated garage with 10 ft ceilings The ultimate space for vehicles, storage, or a workshop—perfect for toys and hobbies. The outside of home features Fire pit area for cozy nights, 10' x 12' shed for additional storage, Decorative exterior lighting on the home & garage with customizable color options and Pre-wired for a hot tub. This home checks every box—space, updates, parking, comfort, and a fantastic garage. Whether you're looking for functionality or lifestyle, 136 Sumac Crescent delivers it all.

Built in 2007

## Essential Information

MLS® #

A2260316



|                |              |
|----------------|--------------|
| Price          | \$379,900    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,277        |
| Acres          | 0.12         |
| Year Built     | 2007         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 136 Sumac Crescent |
| Subdivision | Timberlea          |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9H0H8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Vinyl Windows                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating           | Floor Furnace                                                                                                |
| Cooling           | Central Air                                                                                                  |
| Basement          | None                                                                                                         |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Lot Description   | Corner Lot   |
| Roof              | Shingle      |
| Construction      | Vinyl Siding |
| Foundation        | Piling(s)    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 6                    |
| Zoning         | RMH-1                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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