

# \$415,500 - 104 Chestnut Way, Fort McMurray

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MLS® #A2218701

**\$415,500**

4 Bedroom, 4.00 Bathroom, 1,432 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Charming & Affordable – 104 Chestnut Way

Welcome to this well-appointed 1,423 sq ft two-storey home in the quiet, established community of Timberlea. With 4 bedrooms and 3.5 bathrooms, this property offers great value and space for the whole family.

The main floor features a bright open-concept layout with hardwood floors, a cozy gas fireplace, large windows, and a convenient 2-piece bath. The kitchen is finished with ceramic tile, dark maple cabinetry, and ample counter space—perfect for everyday living and entertaining.

Upstairs, the spacious primary suite includes a walk-in closet and a 4-piece ensuite with a jetted tub and separate shower. The fully developed basement—with a separate entrance—adds versatility with a kitchenette, rec room, bedroom, and full bath, ideal for guests or rental income.

Additional highlights include central A/C, rear lane access, and plenty of parking. Located near parks, trails, schools, and shopping—this is a home you don't want to miss!

Call today to book your private tour!

Built in 2009



## Essential Information

MLS® #	A2218701
Price	\$415,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,432
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	104 Chestnut Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M6

## Amenities

Parking Spaces	3
Parking	Off Street, Stall

## Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Laminate Counters
Appliances	None
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	96
Zoning	R1S

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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