

# \$449,900 - 225 Hawthorn Way, Fort McMurray

MLS® #A2223572

**\$449,900**

5 Bedroom, 4.00 Bathroom, 1,717 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

This beautifully maintained, move-in ready home offers incredible value with 5 spacious bedrooms and 3.5 bathrooms, making it ideal for families of all sizes. From the moment you arrive, you'll be impressed by the charming curb appeal and the clear pride of ownership throughout. Inside, you'll find a thoughtfully designed layout that blends functionality with style. The main living area is bright and inviting, and the open-concept design allows for a combined living and formal dining space—perfect for both entertaining and everyday living. Brand new light fixtures, fresh paint and carpets throughout, and new trim and interior doors give the home a clean, modern feel. The eat-in kitchen has been tastefully updated with refinished white cabinetry, sleek black hardware, and newer stainless steel appliances including a fridge, stove, microwave, and dishwasher. A convenient two piece powder room with updated fixtures, found in all bathrooms, plus main floor laundry and direct access to the backyard. Step outside to enjoy a sunny deck and a fully fenced, landscaped backyard featuring raised garden beds and a cozy fire pit area—a perfect space to relax or entertain. Upstairs, the spacious primary bedroom includes a 3-piece ensuite, and a large walk-in closet, while two additional bedrooms are served by a full 4-piece bathroom. The fully finished basement adds valuable living space with 2 more bedrooms, and a 3-piece bathroom. a new hot water tank



(2022) and a furnace that has been regularly updated and maintained ensuring peace of mind for the new owners. This turn-key property allows you to simply move in and start enjoying your new home. Schedule your private showing today!

Built in 2008

**Essential Information**

MLS® #	A2223572
Price	\$449,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,717
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	None, On Street
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**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garburator, Microwave,

	Oven, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	18
Zoning	R1S

## Listing Details

Listing Office	The Agency North Central Alberta
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