

# \$450,000 - 117 Saline Creek Way, Fort McMurray

MLS® #A2227954

**\$450,000**

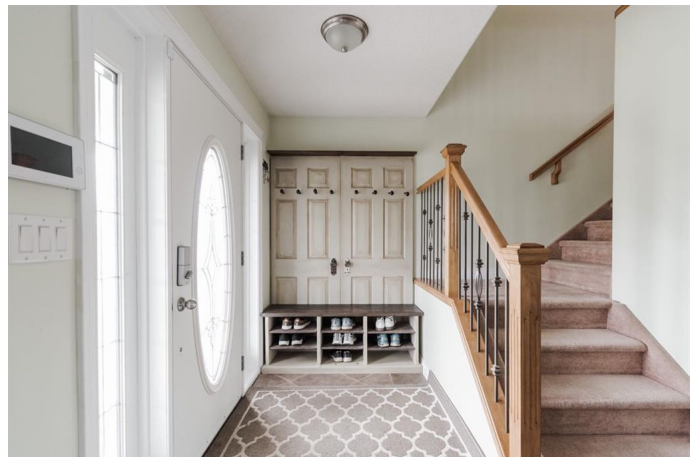
4 Bedroom, 4.00 Bathroom, 1,463 sqft  
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 117 Saline Creek Way: A beautifully maintained two-storey home, lovingly cared for by its owners for the past 14 years and nestled in a quiet, family-friendly neighbourhood in the heart of Timberlea. With charming curb appeal, an oversized heated garage complete with its own bathroom, a separate entry basement, and thoughtful updates throughout, this home is truly a standout.

From the moment you arrive, you'll appreciate the inviting front porch—perfect for morning coffee or relaxing with friends. Inside, the pride of ownership is evident. The spacious living room features a cozy gas fireplace and a large front window that floods the space with natural light. The adjacent kitchen has been tastefully upgraded with granite countertops (2019), gold hardware on the cabinets, and stainless steel appliances, including a brand new stove (2025) and updated microwave, fridge, and dishwasher (2021). A mounted TV in the dining area is also included in the sale. Completing the main level is a convenient two-piece bathroom and stacked laundry tucked neatly away.

Upstairs, you'll find three spacious bedrooms including a primary suite that comfortably fits a king-sized bed, with a walk-in closet and private four-piece ensuite. Downstairs, a fourth bedroom is located in the fully developed lower level, which offers a separate side entrance, ideal for long-term guests or added flexibility. A wet bar added in 2020 makes this space



perfect for entertaining, and the in-floor heat ensures it stays warm and cozy year-round. Additional upgrades include central A/C and a new hot water tank (2021).

What truly sets this home apart is the incredible 22x26 detached garageâ€”heated with in-floor heat, finished with built-in shelving, and complete with its own two-piece bathroom. Whether you're dreaming of a workshop, home gym, or man cave, this is the space youâ€™ve been waiting for. With exceptional value, a functional layout, and move-in ready condition, 117 Saline Creek Way is ready to welcome its next owners. Schedule your private tour today.

Built in 2005

### Essential Information

MLS® #	A2227954
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,463
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	117 Saline Creek Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2V3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	1
Zoning	R1S

## Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.