

\$399,900 - 160 Hawthorn Way, Fort McMurray

MLS® #A2262100

\$399,900

6 Bedroom, 3.00 Bathroom, 1,061 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

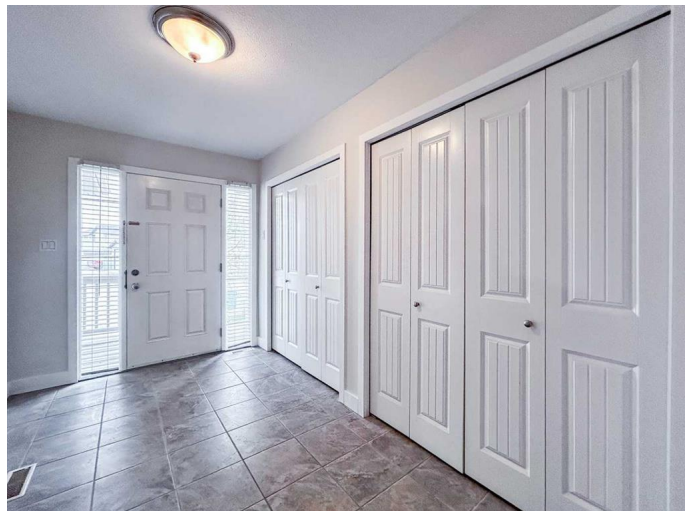
NO CONO FEES What a great location for this fully developed and affordable duplex located in the heart of Timberlea. Weather you are an investor 1 time buyer, or you have a very large family this property is for you!!! AS you enter the home you are greeted by a spacious entryway with 2 large coat closets. The open concept Kitchen and living room makes for a great gathering space for the whole family and there is a cozy gas burning fireplace the perfect place to relax after a long day at work. This home has main floor laundry. 3 bedrooms up and the master bedroom has its own ensuite with French doors leading to your own private deck.

The basement has a separate entrance through the garage and there are 3 more spacious bedrooms, 1- 3 pc bathroom, full laundry. There is a single attached Garage and parking as well in the driveway. Close to school shopping and the bus route. Walking and biking trails are close by.

Built in 2008

Essential Information

MLS® #	A2262100
Price	\$399,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,061



Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	160 Hawthorn Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N8

Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	French Door, High Ceilings, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed

October 1st, 2025

Days on Market

8

Zoning

R2

Listing Details

Listing Office

ROYAL LEPAGE BENCHMARK



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.