

# \$509,900 - 108 Chestnut Way, Fort McMurray

MLS® #A2220783

**\$509,900**

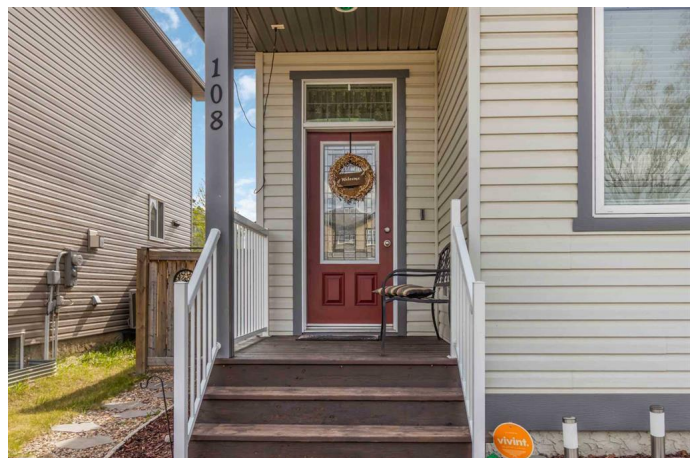
4 Bedroom, 4.00 Bathroom, 1,459 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Pride of ownership shines through in this WELL CARED FOR, two story home. Lovingly maintained by its ORIGINAL OWNERS since it was built. There are new window coverings throughout! Featuring 4 SPACIOUS BEDROOMS and 3.5 BATHS, with a second washer and dryer hookup on the main floor, this gem is move in ready for any family! The fully finished basement comes with its own PRIVATE ENTRANCE and is currently rented, with the tenant wishing to stay. Instant income!

Out back, youâ€™ll find an aggregate concrete backyard complete with a cozy firepit, perfect for relaxing evenings and gatherings. The property also includes a double detached garage and an extra poured concrete parking pad beside the garage. Ideal for multiple vehicles or recreational toys! Conveniently located just steps away from the site bus stop, you can stay warm and comfortable in the freezing winter temperatures. This home is a must see and truly blends comfort, practicality, and charm, making it a standout choice!



Built in 2010

## Essential Information

MLS® # A2220783

Price \$509,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,459
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	108 Chestnut Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1M6

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Alley Access, Garage Faces Rear, On Street
# of Garages	2

### Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Fire Pit, Private Entrance, Kennel
Lot Description	Back Yard, Gazebo, Landscaped, Lawn, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Brick/Mortar

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	72
Zoning	R1S

**Listing Details**

Listing Office	People 1st Realty
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