# \$394,900 - 104 Chestnut Way, Fort McMurray

MLS® #A2255900

## \$394,900

4 Bedroom, 4.00 Bathroom, 1,432 sqft Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Charming & Affordable â€" 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 spaceâ€"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 basementâ€"with a separate entranceâ€"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 shoppingâ€"this is a home you don't want to miss!

Call today to book your private tour!





Built in 2009

## **Essential Information**

MLS® # A2255900 Price \$394,900

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, Laminate Counters, Open Floorplan, Separate Entrance

Appliances None

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction See Remarks, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

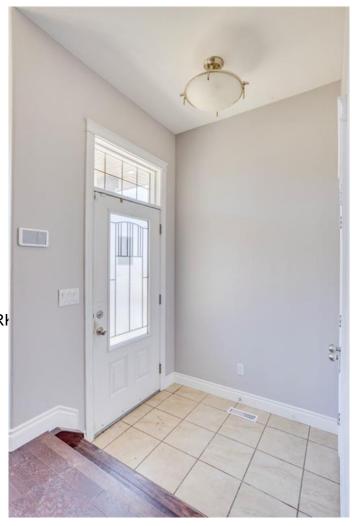
Date Listed September 6th, 2025

Days on Market 54

Zoning R1S

## **Listing Details**

Listing Office ROYAL LEPAGE BENCHMAR



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