

\$394,000 - 149 Leitner Gate, Fort McMurray

MLS® #A2226728

\$394,000

3 Bedroom, 3.00 Bathroom, 1,048 sqft
Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

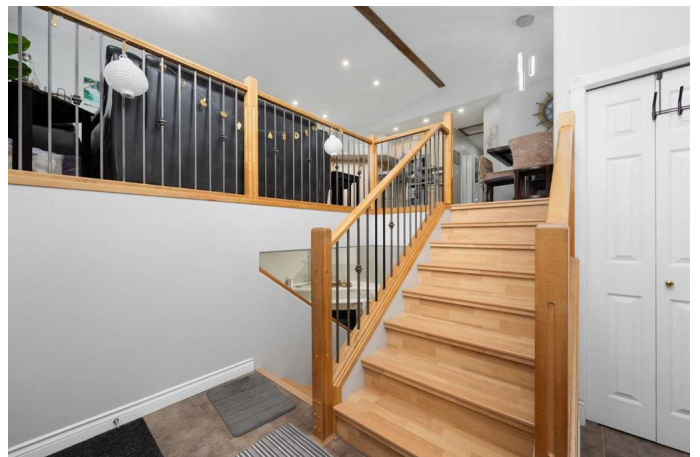
Backing Onto Greenspace & the Best Water Park in the City – Peaceful Living in Lakewood Estates!

Welcome to This Charming and Spacious Home Located in The Highly Desirable Lakewood Estates in Timberlea. Perfectly positioned Backing onto a Beautiful Greenspace and Fort McMurray's best water park, this property offers incredible outdoor living, privacy, and stunning views right from your backyard – ideal for families and summer fun!

Step inside to a warm and inviting living room featuring gleaming hardwood floors. The open-concept kitchen is a chef's dream, complete with a corner pantry, breakfast bar, and plenty of counter space. The adjacent dining nook is bright and spacious, making it perfect for family meals and entertaining while enjoying views of the park and greenbelt.

Upstairs, you'll find two large bedrooms, including a spacious master retreat with an oversized closet and a luxurious 5-piece ensuite. The ensuite features dual sinks, a stand-up shower, and a relaxing corner jet tub – your perfect private escape.

The fully developed basement has been upgraded with brand new luxury vinyl plank flooring and offers even more living space. It includes a large family room, an oversized



third bedroom, and a versatile den that can easily be converted into a fourth bedroom or home office.

Additional highlights include an attached single garage and a 4-car driveway, offering ample parking space for your vehicles, toys, or guests. With modern neutral tones throughout, this home is move-in ready.

Plus, its unbeatable location is just steps from schools (including an elementary school), shopping, trails, and transit. Whether you're relaxing at home or spending the day at the nearby water park, this home offers the perfect blend of comfort, fun, and convenience. Plus New roof and upgraded insulation throughout the house and Garage.

?? Donâ€™t miss your chance to own this gem in Lakewood Estatesâ€”schedule your private showing today!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226728 |
| Price | \$394,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,048 |
| Acres | 0.07 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|---------|------------------|
| Address | 149 Leitner Gate |
|---------|------------------|

| | |
|-------------|---------------|
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2M4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Barbecue, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Greenbelt |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 1st, 2025 |
| Days on Market | 67 |
| Zoning | SF |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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