

\$244,900 - 122 Couture Lane, Fort McMurray

MLS® #A2254681

\$244,900

4 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Value-packed home at an unbeatable price—with no condo fees! Welcome to 122 Couture Lane, a meticulously maintained and extensively upgraded property offering a rare 4 bedrooms and 2 full bathrooms. From the moment you step inside, you'll notice the pride of ownership throughout, with updates from paint to laminate flooring that give the home a fresh, modern feel.

The heart of the home is the beautifully remodelled kitchen (2014), featuring rich maple espresso shaker-style cabinetry, ample counter space, updated appliances, and a bright eat-in dining area that flows seamlessly into the spacious living room—perfect for entertaining or family gatherings. The primary suite is generously sized with a walk-in closet and a stylish updated 4-piece ensuite. Three additional bedrooms, an upgraded main bath, and a convenient laundry room complete the layout.

Step outside to enjoy the large oversized deck, a fully fenced backyard, a storage shed, and a sizeable driveway with ample parking. With a long list of recent upgrades—including appliances (2015), hot water tank, refrigerator, and deck (2016), roof (2020), skylight (2022), Atco meter (2023), bathrooms (2023), furnace (2023), washer and dryer (2024), and bathroom fans (2025)—this home truly offers peace of mind and exceptional value.



Located close to playgrounds, parks, and a variety of amenities, this property combines convenience with move-in-ready appeal. Don't miss this incredible opportunity for affordable homeownership in a great neighbourhood—check out the photos, floor plans, and 3D tour, and call today to book your personal viewing.

Built in 1998

Essential Information

MLS® #	A2254681
Price	\$244,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	122 Couture Lane
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1X3

Amenities

Parking Spaces	2
Parking	Driveway, None

Interior

Interior Features	Skylight(s), Walk-In Closet(s)
-------------------	--------------------------------

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 5th, 2025
Days on Market	10
Zoning	RMH

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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.