

# \$430,000 - 168 Hawthorn Way, Fort McMurray

MLS® #A2264696

**\$430,000**

5 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 168 Hawthorn Way, a beautifully maintained bungalow with a separate entry basement, located on a corner lot with a spacious yard and plenty of sun exposure.

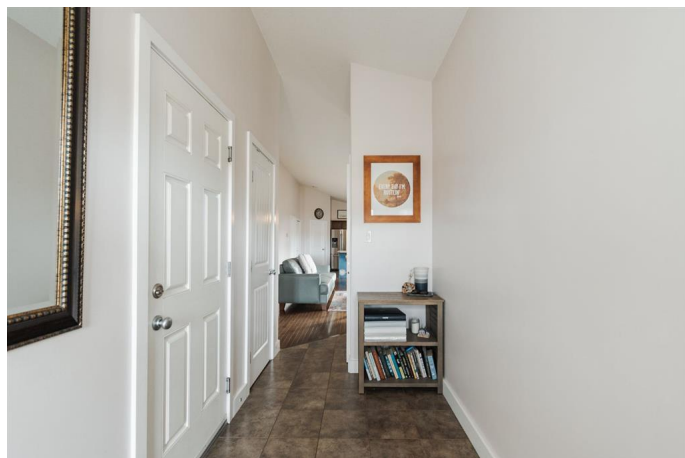
Built in 2008 and lovingly cared for by its original owner, this home offers a functional layout, thoughtful updates and excellent flexibility with added living space in the lower level perfect for those seeking affordability without compromise.

The exterior offers inviting curb appeal with a covered front entrance, a bright yellow front door, parking for two to three vehicles in the driveway and an attached heated garage.

Inside, the large front entry features tile flooring and a walk-in coat closet for practical storage. The main floor is open and welcoming, beginning with a large living room centred around a gas fireplace and finished with hardwood floors. Freshly painted in 2025, the open-concept living area feels bright and airy with vaulted ceilings and large windows overlooking the sunny side yard.

The kitchen features freshly painted lower cabinets (2025), a pantry for added storage and stainless steel appliances including a new dishwasher installed in 2024. The adjoining dining area overlooks the side yard complete with an updated light fixture over the table for a warm and modern touch.

There are three bedrooms on the main level along with a four-piece bathroom. The primary bedroom is spacious and offers direct access to the back deck along with a private



four-piece ensuite. The home is equipped with central air conditioning for year-round comfort and the first set of laundry is conveniently located on the main level.

The lower level offers a separate entry illegal suite - an excellent option for a home business, long-term guests, visitors or extended family living. The basement features a spacious open recreation area, two additional bedrooms, a four-piece bathroom and a kitchenette with a dishwasher and refrigerator, making it comfortable and versatile. The ceilings are high, giving the space a bright and open feel, and the second set of laundry is located in the mechanical room for added convenience.

The yard is one of the standout features of this property. The corner lot offers an expansive fully fenced space with plenty of green grass, sunshine and privacy. The included 10x8 shed provides excellent storage, and a gas line is already in place for a future barbecue. With plenty of side yard space, a gate could be added to allow for secure recreational vehicle storage if desired.

Full of charm and offering far more living space than meets the eye, this turn-key home is ready for its second owners to move in and enjoy. Schedule your private tour today.

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264696    |
| Price          | \$430,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,120       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 168 Hawthorn Way |
| Subdivision | Timberlea        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H 5B8          |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                |
| Parking        | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, Side By Side, Single Garage Attached |
| # of Garages   | 1                                                                                                                                                |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                     |
| Heating           | Forced Air                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full                                                                                                                                               |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                  |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Vinyl Siding                                                                                                  |
| Foundation        | Poured Concrete                                                                                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | R2                 |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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