

\$409,900 - 206 Smallwood Street, Fort McMurray

MLS® #A2248112

\$409,900

4 Bedroom, 4.00 Bathroom, 1,328 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

****Charming Family Home in Timberlea â€“
Move-In Ready!****

Welcome to your dream home located in the quiet and desirable Timberlea area! This stunning property boasts 4 spacious bedrooms and 3 1/2 well-appointed bathrooms, making it perfect for families or as a lucrative investment opportunity. Recent upgrades enhance the appeal of this home, including fresh paint throughout, new shingles installed in 2025, a modern furnace and hot water tank updated in 2019, and beautiful new flooring throughout, also completed in 2025. The brand new stainless steel appliances (2025) in the kitchen add a touch of elegance and convenience. This home also has central air conditioning for your comfort on those warm summer days.

One of the standout features of this property is the illegal suite, which includes a private bedroom, its own laundry facilities, and a separate entrance â€“ perfect for guests or rental income!

With ample space to park up to 3 vehicles, this home is designed for comfort and accessibility. Enjoy the convenience of being close to schools, parks, restaurants, and shopping, all within a short distance.

Don't miss out on this fantastic opportunity! Priced to sell, this home is a must-see. Schedule your viewing today and experience all that this wonderful property has to offer!



Built in 2002

Essential Information

MLS® #	A2248112
Price	\$409,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,328
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	206 Smallwood Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2J7

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	88
Zoning	R1S

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.