

\$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 “ 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 space—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 basement—with a separate entrance—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 shopping—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	Finished, 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	6
Zoning	R1S

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.