

\$484,900 - 117 Chestnut Way, Fort McMurray

MLS® #A2251763

\$484,900

3 Bedroom, 3.00 Bathroom, 1,795 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

BACKING ONTO A PARK AND PLAYGROUND. Welcome to 117 Chestnut Way. This well-designed home offers both functionality and location, backing directly onto a park and playground – perfect for families and those who love outdoor space. Step inside to find a bright, open floor plan featuring hardwood and tile throughout the main level. The kitchen is designed with dark cabinets, a corner pantry, and an eat-up bar, flowing seamlessly into the dining nook and living room. From here, step onto the two-tiered deck and enjoy the fully fenced backyard with direct access to the park. Convenience is built in with main floor laundry and a versatile flex room that can serve as a home office, playroom, or guest space. Upstairs, you™ll find three spacious bedrooms, including a primary bedroom with a massive ensuite boasting a corner jet tub, separate shower, long vanity with makeup desk, and a walk-in closet. A 4-piece main bath completes the upper level. The basement is undeveloped, offering endless possibilities to customize to your needs. If you™re looking for value, space, and a family-friendly location, this home delivers it all! SOLD AS IS WHERE IS



Built in 2010

Essential Information

MLS® # A2251763

Price \$484,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,795
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Chestnut Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Kitchen Island, Open Floorplan, Pantry, See Remarks, Jetted Tub
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
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Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	15
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect
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