

# \$570,000 - 146 Smallwood Street, Fort McMurray

MLS® #A2198829

**\$570,000**

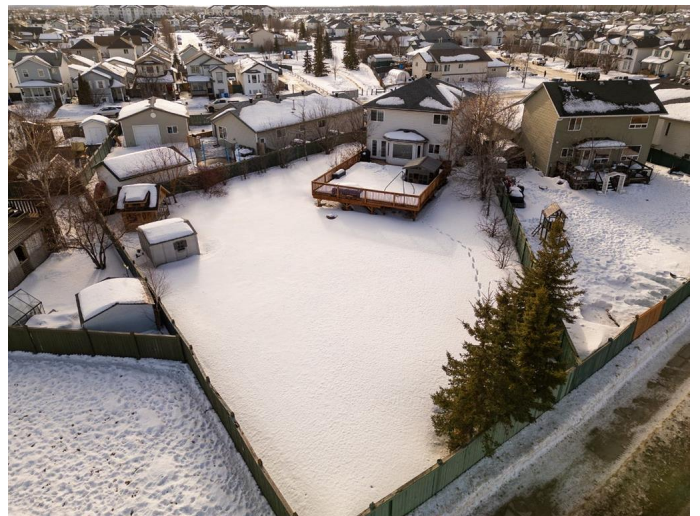
4 Bedroom, 4.00 Bathroom, 1,733 sqft  
Residential on 0.29 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 146 Smallwood Street: a rare opportunity to own one of the largest lots in Timberlea—an impressive 12,847 sq/ft—complete with RV parking and a wide gate for easy access to the expansive backyard. Whether you need space for recreational vehicles or simply want a sprawling outdoor retreat, this home offers it all. Conveniently located near shopping, schools, and bus routes, you can enjoy both privacy and accessibility in the most sought-after neighbourhood in Fort McMurray. With new shingles (2024) and a new overhead garage door (2022), this turn-key property is move-in ready and designed for both comfort and convenience.

Inside, the main floor is bright and inviting, featuring a renovated kitchen (2014) with granite countertops, a spacious eat-up island, a corner pantry, and stainless steel appliances. The open-concept living space flows seamlessly, with a cozy gas fireplace in the living room and a dining area that overlooks the backyard. Step outside onto the expansive deck—secured with 16 steel piles—where a built-in hot tub awaits, creating the perfect space for summer relaxation and entertaining. The laundry can be found on the main level along with a two piece bathroom.

Upstairs, the primary bedroom is a spacious retreat with room for a king-size bed, a walk-in



closet, and a bright ensuite featuring a large jetted soaker tub. Two additional bedrooms and a four-piece bathroom complete the second level.

The fully developed lower level offers even more flexibility, with a fourth bedroom, another bathroom, and a large family room. If desired, this space could be reconfigured to add a fifth bedroom while still maintaining a comfortable living area.

For those seeking an oversized, fully fenced yard with the convenience of vehicle access, this home is a must-see. Schedule your private tour today.

Built in 2001

### **Essential Information**

MLS® #	A2198829
Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,733
Acres	0.29
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	146 Smallwood Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9K 2J7

### Amenities

Parking Spaces 6

Parking Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Tandem, Garage Faces Front, RV Gated, Side By Side

# of Garages 2

### Interior

Interior Features Central Vacuum, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed March 5th, 2025

Days on Market 9

Zoning R1S

### Listing Details

Listing Office The Agency North Central Alberta

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