

# \$664,888 - 125 Chestnut Way, Fort McMurray

MLS® #A2206220

**\$664,888**

4 Bedroom, 4.00 Bathroom, 1,947 sqft  
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

NEW YORK CITY MEETS FORT MCMURRAY ON THIS RENOVATED INDUSTRIAL CHIC HOME WITH PARK & GREENSPACE VIEWS & JUST UNDER 2700 SQ FT OF LIVING SPACE THAT INCLUDES A BONUS ROOM, 4 BEDROOMS, 4 BATHROOMS, BRAND NEW FURNACE AND MORE! This move in home will be sure to impress w/ renovations from top to bottom. Step inside to this showstopper home with brand new luxury vinyl plank flooring throughout the main level, a front entry way with a custom built in storage finished with antique hardware. The main level offers an open concept featuring a living room feature wall that has been renovated and customized to the city feel that matches the updated kitchen w/, gas stove, quartz counter tops eat up breakfast bar, brick back splash, stainless appliances that have been all updated in past 2 years or earlier. The dream walk through pantry will be the favorite of the chef in the house. The dining room overlooks the yard and takes in the green space views behind the home and features garden doors leading to your yard. In addition, this dining space is finished with a stunning brick feature wall (and yes, it's real brick). This main level is complete with a renovated 2 pc powder room, laundry with built in solid wood top for folding and large closet space and even direct access to your attached garage. The upper level features the well sought after BONUS ROOM, this room is incredible with huge windows, vaulted ceilings,



built in window box, corner gas fireplace surrounded by updated tile, and a one-of-a-kind feature wall with vintage mirrors. The upper level continues with 3 generous size bedrooms. Plus, a 4pc renovated main bathroom with tile surround, quartz counter tops, and tile floors. The Primary bedroom has a renovated 5 pc bathroom with double sinks, quartz countertops, ship lap wall, stand up shower and corner jetted tub. In addition, the Primary bedroom offers a walk in closet and large windows where you can wake up in the morning and take in the stunning views from the comfort of your bed. Now you will get excited about the NYC vibe continuing the lower level of this home. The lower level gives you City loft feel. This space is very unique and has been finished with the continued brick feature wall in addition black built in cabinets with rattan fronts. This level is complete with luxury vinyl plank floors, family room, and a flex room that can fit multiple purposeful uses. Plus, you have a 4th bedroom and a gorgeous new 4 pc bathroom, w/ tile surround, antique vanity with the added above counter sink, & built in niches. This home has so much charm. To say the sellers are sad to leave this home they have put so much thought & heart into is an understatement. This home has been filled with love. To finish you are perfectly located to a large children's park where you can walk out your back gate too, and in walking distance to all schools K-12, & you have a fully fenced and landscaped yard with stone patio, deck, gardens, and an attached heated garage, central a/c.

Built in 2010

### **Essential Information**

MLS® #	A2206220
Price	\$664,888
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,947
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	125 Chestnut Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Washer/Dryer, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Electric, Family Room, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	9
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.