

# \$569,900 - 138 Mink Lane, Fort McMurray

MLS® #A2214639

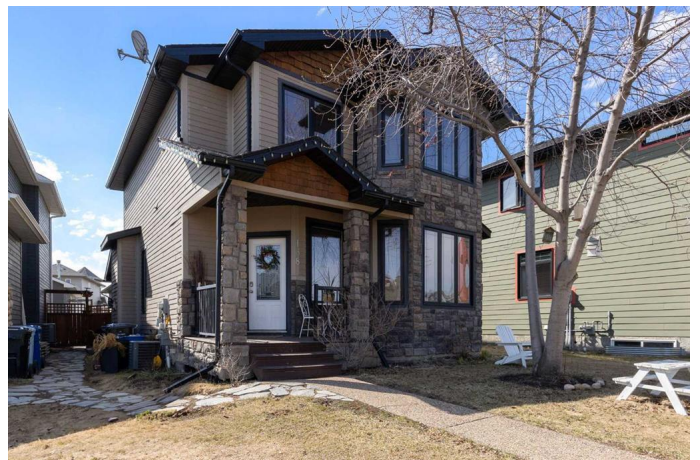
**\$569,900**

4 Bedroom, 4.00 Bathroom, 1,643 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

This one of a kind, custom built 4 bedroom, 3.5 bath home is more than just a house it's a thoughtfully designed retreat filled with character, warmth, and artistic flair. From the moment you walk in, youâ€™ll feel the natural charm and custom artistry: signature cherry blossom branch and leaf ceiling stamps, unique stenciling in each room, heated ceramic tile and hardwood floors, and the striking stonework on the gas fireplace and powder room wall each detail chosen to bring an earthy, grounded feel throughout the home. The main floor offers an open-concept layout connecting the kitchen, dining, and living room, ideal for both entertaining and everyday living. A gas stove and gas BBQ hookup bring function and nostalgia, perfect for cooking with loved ones. The built-in sound system inside and outside keeps the vibe just right for every gathering. A separate main-floor office/playroom/studio is tucked away from the main living area, making it easy to hide artistic messes or kidsâ€™ toys with the close of a door. Upstairs, the primary suite includes a custom built steam shower, while the two additional bedrooms are connected by a Jack and Jill bathroom, perfect for family living. The laundry room with a sliding barn door is cleverly located upstairs, away from the daily chaos, and central vacuum and a water softener make household routines a breeze. Downstairs, a one-bedroom suite offers a bright, high-ceilinged space with its own large entrance and full kitchen, designed to feel like



an extension of the main home. Whether used for family, guests, or rental income, this space has always been a valuable part of the home. The garage 23' x 24'11", is a dream come true for any hobbyist or DIY enthusiast, heated, with vaulted ceilings, and tons of storage making it the perfect man cave or creative workspace. Out back, enjoy a massive deck that soaks up the evening sun, and watch your kids play in the yard while you cook dinner with the back door wide open. There's even a sandbox for little ones and the perfect corner spot for a lemonade stand. Located on a beloved street with a true sense of community, this neighborhood is a rare gem. From Christmas potlucks to Canada Day breakfasts on the front lawn, it's a place where neighbors become family. With low traffic and walkability to school in just 7 minutes, this home and street offer something incredibly special connection, comfort, and joy in everyday living. With AC, and hot water on demand, this home checks every box for comfort, quality, and heart. This isn't just a house, it's the place where memories are made.

Built in 2007

**Essential Information**

MLS® #	A2214639
Price	\$569,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,643
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	138 Mink Lane
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C7

### Amenities

Parking Spaces	4
Parking	Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	63
Zoning	R1S

**Listing Details**

Listing Office            EXP REALTY

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