

# \$489,999 - 139 Mink Lane, Fort McMurray

MLS® #A2218920

**\$489,999**

5 Bedroom, 4.00 Bathroom, 1,576 sqft

Residential on 0.11 Acres

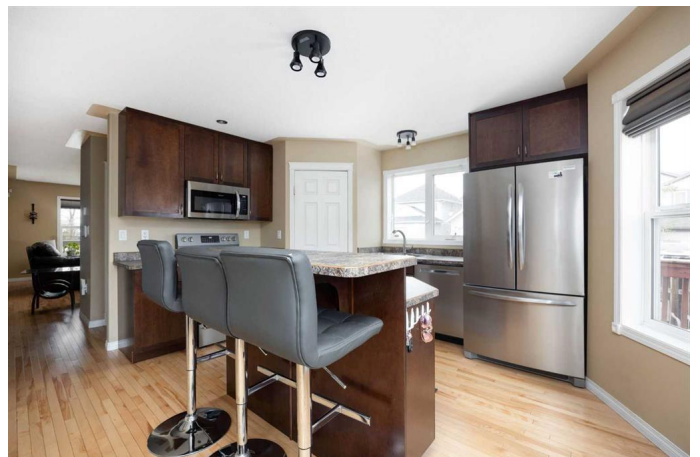
Timberlea, Fort McMurray, Alberta

Welcome to 139 Mink Lane – A Timberlea Treasure with Room to Grow!

Situated on a spacious corner lot in the heart of Timberlea, this well-maintained family home offers comfort, style, and functionality in one inviting package. From its charming curb appeal with updated siding, shingles, insulation, front door, and windows (all 2021) to the 22'x22' heated detached garage and additional driveway complete with some new crush (2024), this property is perfect for growing families, hobbyists, or anyone needing that extra space.

Step inside and you'll find a spacious front entry that includes a convenient built-in desk area – perfect for a main-level office or a dedicated homework station. The sun-filled living room features a cozy gas fireplace and flows effortlessly into the bright and airy kitchen, designed for both everyday living and entertaining. Highlights include full-height shaker-style cabinets, a center island with breakfast bar, corner pantry, and stainless steel appliances (replaced in 2022) including fridge, stove, dishwasher, and microwave. The adjacent dining room leads out to the back multi-tier deck offering plenty of low-maintenance space to entertain or relax. A convenient 2-piece powder room completes the main floor.

Upstairs, you'll find new vinyl plank flooring (2022) and three generously sized bedrooms, including a primary bedroom with a walk-in closet and a private 4-piece ensuite. A second



full bathroom services the additional bedrooms, and the extra-large hallway linen closet is already hooked up for second-floor laundry if desiredâ€”an ideal option for busy households.

The fully developed basement offers incredible flexibility with a large family/rec room, two more bedrooms, a third 4-piece bathroom, and dedicated laundry area complete with a utility sink. Peace of mind comes with a new sump pump (approx. 2021) and a brand new hot water tank (2025), plus Central A/C (2017) for those warm Fort McMurray summers.

Whether you're looking for more space, smart updates, or the perfect family-friendly layout, 139 Mink Lane checks all the boxes. Donâ€™t miss your opportunity to call this move-in ready, Timberlea beauty, home!

Built in 2006

**Essential Information**

MLS® #	A2218920
Price	\$489,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,576
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	139 Mink Lane
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Heated Garage, On Street, Rear Drive, See Remarks
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	9
Zoning	R1S

### Listing Details

Listing Office	EXP REALTY
----------------	------------

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.