

# \$264,900 - 120 Hunter Street, Fort McMurray

---

MLS® #A2231643

## \$264,900

3 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 120 Hunter Street – A Charming Home With Endless Possibilities! Step into this beautifully maintained 3 bedroom, 2 bath home, nestled in a peaceful and quiet neighbourhood close to all the amenities you need. With its thoughtful design, modern touches, and incredible outdoor space, this property is ideal for families, pet owners, and those seeking a blend of comfort and convenience. From the moment you walk through the door, you’ll feel at home. The open-concept floor plan is bright and airy, with skylights that bathe the living spaces in natural light. The living room boasts a stunning fireplace mantle, creating a warm and inviting atmosphere—perfect for cozy Fort McMurray evenings or entertaining guests. The heart of the home is the kitchen, where modern functionality meets a hint of rustic charm. It’s the ideal space for preparing meals or enjoying time with loved ones. Durable, pet-friendly flooring flows throughout the home, combining style and practicality for everyday life. The large primary bedroom is a peaceful retreat, featuring built-in closet shelving and a luxurious 4-piece ensuite bath with a relaxing jetted tub. The two additional bedrooms provide flexibility for family, guests, or a home office. Step outside into a fenced-in yard that’s perfect for children or pets to play safely. The real showstopper here is the oversized, brand-new, 16 ft wide by 24 ft long shed, a dream space for a man cave, she shed, workshop, or extra storage. A large gate



to the backyard adds convenience and functionality. Easy access for quads and toys! This property offers low condo fees, ample parking, and a friendly neighbourhood vibe. With its quiet location, unique details, and proximity to schools, parks, and shopping, this home truly has it all. Donâ€™t miss your chance to make this home your own. Schedule your showing today and see everything this incredible home has to offer!

Built in 2001

**Essential Information**

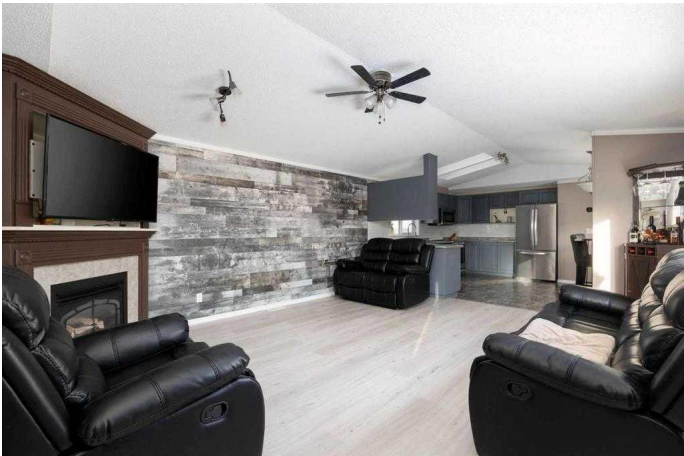
MLS® #	A2231643
Price	\$264,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

**Community Information**

Address	120 Hunter Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K6

**Amenities**

Amenities	Park
Parking Spaces	2
Parking	Parking Pad



## Interior

Interior Features	Open Floorplan, Built-in Features, Jetted Tub, Skylight(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	None
Foundation	Piling(s)

## Additional Information

Date Listed	June 15th, 2025
Days on Market	89
Zoning	RMH-1

## Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.