

# \$409,900 - 206 Smallwood Street, Fort McMurray

MLS® #A2248112

**\$409,900**

4 Bedroom, 4.00 Bathroom, 1,328 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

**\*\*Charming Family Home in Timberlea â€“  
Move-In Ready!\*\***

Welcome to your dream home located in the quiet and desirable Timberlea area! This stunning property boasts 4 spacious bedrooms and 3 1/2 well-appointed bathrooms, making it perfect for families or as a lucrative investment opportunity. Recent upgrades enhance the appeal of this home, including fresh paint throughout, new shingles installed in 2025, a modern furnace and hot water tank updated in 2019, and beautiful new flooring throughout, also completed in 2025. The brand new stainless steel appliances (2025) in the kitchen add a touch of elegance and convenience. This home also has central air conditioning for your comfort on those warm summer days.

One of the standout features of this property is the illegal suite, which includes a private bedroom, its own laundry facilities, and a separate entrance â€“ perfect for guests or rental income!

With ample space to park up to 3 vehicles, this home is designed for comfort and accessibility. Enjoy the convenience of being close to schools, parks, restaurants, and shopping, all within a short distance.

Don't miss out on this fantastic opportunity! Priced to sell, this home is a must-see. Schedule your viewing today and experience all that this wonderful property has to offer!



Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248112    |
| Price          | \$409,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,328       |
| Acres          | 0.08        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 206 Smallwood Street |
| Subdivision | Timberlea            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K 2J7              |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Central Air             |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Gas                     |
| Has Basement      | Yes                     |
| Basement          | Full                    |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 76                |
| Zoning         | R1S               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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