

\$484,900 - 117 Chestnut Way, Fort McMurray

MLS® #A2251763

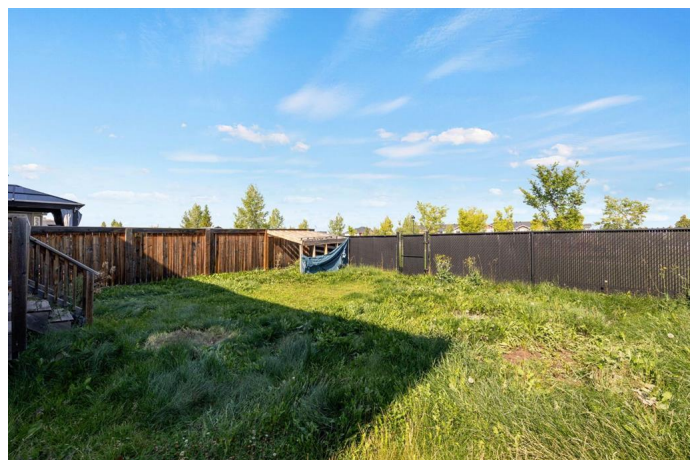
\$484,900

3 Bedroom, 3.00 Bathroom, 1,795 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

BACKING ONTO A PARK AND PLAYGROUND. Welcome to 117 Chestnut Way. This well-designed home offers both functionality and location, backing directly onto a park and playground – perfect for families and those who love outdoor space. Step inside to find a bright, open floor plan featuring hardwood and tile throughout the main level. The kitchen is designed with dark cabinets, a corner pantry, and an eat-up bar, flowing seamlessly into the dining nook and living room. From here, step onto the two-tiered deck and enjoy the fully fenced backyard with direct access to the park. Convenience is built in with main floor laundry and a versatile flex room that can serve as a home office, playroom, or guest space. Upstairs, you™ll find three spacious bedrooms, including a primary bedroom with a massive ensuite boasting a corner jet tub, separate shower, long vanity with makeup desk, and a walk-in closet. A 4-piece main bath completes the upper level. The basement is undeveloped, offering endless possibilities to customize to your needs. If you™re looking for value, space, and a family-friendly location, this home delivers it all! SOLD AS IS WHERE IS



Built in 2010

Essential Information

MLS® # A2251763

Price \$484,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,795
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Chestnut Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
-------------------	------

Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	32
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

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.