

# \$649,900 - 133 Chestnut Way, Fort McMurray

MLS® #A2220165

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,858 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 133 Chestnut Way, a meticulously cared for and elegantly charming 1,850+ ft<sup>2</sup> two-storey home in Timberlea, perfectly positioned backing onto peaceful greenspace.

Built by Norbasca Homes in 2010, the attention to detail is evident throughout. From the moment you step inside, you're greeted by a generous and aesthetically pleasing front foyer with beautiful archways that frame the main floor living area. The living room features hardwood flooring and a gas fireplace as a focal point of the space. The bright, eat in dining area overlooks the backyard and greenspace ideal for family dinners or entertaining friends. The well designed kitchen offers an eat up island, corner pantry, stainless steel appliances, ceramic tile flooring, espresso coloured cabinetry, a built-in desk, and windows to the backyard, making it both functional and stylish. A two piece powder room and a main floor laundry room complete this level. Step outside to the fully fenced backyard, which includes a deck, offering the perfect place to relax, entertain, or enjoy the view of the greenspace. Upstairs, you'll find a bonus room over the garage, perfect for movie nights, a play area, or a secondary lounge space. Across the stairwell are two generously sized bedrooms, a full main bath, and the primary bedroom with a walk-in closet and 4-piece ensuite, including a stand-up shower and a soaker tub for ultimate relaxation. The fully developed basement features a separate entrance and showcases



a thoughtfully designed space with finishings that match the main level. You'll find a wet bar with a sit up counter, cabinetry, and ample prep space great for game nights, hosting guests, or creating a comfortable in-law area. The basement also includes a spacious rec room, one large bedroom, a full bathroom, and 9' ceilings that make the space feel open and inviting. The garage measures 20' wide x 23' deep and is equipped with hot and cold taps. The front driveway provides convenient additional parking. 133 Chestnut Way is in showhome condition, offering elegance, function, and charm in every detail. Located near parks, trails, shopping, schools, and on a bus route, itâ€™s a fantastic option for families and professionals alike. \*Hot water tank replaced in May 2025.

Built in 2009

**Essential Information**

MLS® #	A2220165
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,858
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	133 Chestnut Way
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Crown Molding, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Interior Lot, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Veneer
Foundation	Poured Concrete

### Additional Information

Date Listed	May 14th, 2025
Days on Market	3
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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