

133 Chestnut Way  
Fort McMurray, Alberta

MLS # A2220165



**\$649,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,858 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** garage door remote x2, front door key x1, side door key x1, basement fridge, basement microwave

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, it's a fantastic option for families and professionals alike. \*Hot water tank replaced in May 2025.