

# \$394,000 - 149 Leitner Gate, Fort McMurray

MLS® #A2226728

**\$394,000**

3 Bedroom, 3.00 Bathroom, 1,048 sqft  
Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

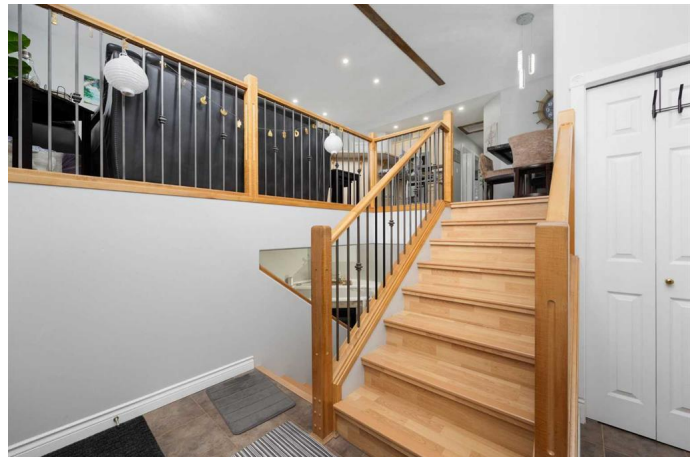
Backing Onto Greenspace & the Best Water Park in the City – Peaceful Living in Lakewood Estates!

Welcome to This Charming and Spacious Home Located in The Highly Desirable Lakewood Estates in Timberlea. Perfectly positioned Backing onto a Beautiful Greenspace and Fort McMurray's best water park, this property offers incredible outdoor living, privacy, and stunning views right from your backyard – ideal for families and summer fun!

Step inside to a warm and inviting living room featuring gleaming hardwood floors. The open-concept kitchen is a chef's dream, complete with a corner pantry, breakfast bar, and plenty of counter space. The adjacent dining nook is bright and spacious, making it perfect for family meals and entertaining while enjoying views of the park and greenbelt.

Upstairs, you'll find two large bedrooms, including a spacious master retreat with an oversized closet and a luxurious 5-piece ensuite. The ensuite features dual sinks, a stand-up shower, and a relaxing corner jet tub – your perfect private escape.

The fully developed basement has been upgraded with brand new luxury vinyl plank flooring and offers even more living space. It includes a large family room, an oversized



third bedroom, and a versatile den that can easily be converted into a fourth bedroom or home office.

Additional highlights include an attached single garage and a 4-car driveway, offering ample parking space for your vehicles, toys, or guests. With modern neutral tones throughout, this home is move-in ready.

Plus, its unbeatable location is just steps from schools (including an elementary school), shopping, trails, and transit. Whether you're relaxing at home or spending the day at the nearby water park, this home offers the perfect blend of comfort, fun, and convenience. Plus New roof and upgraded insulation throughout the house and Garage.

?? Donâ€™t miss your chance to own this gem in Lakewood Estatesâ€”schedule your private showing today!

Built in 2004

**Essential Information**

MLS® #	A2226728
Price	\$394,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,048
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	149 Leitner Gate
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Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2M4

### Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Greenbelt
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	75
Zoning	SF

### Listing Details

Listing Office	RE/MAX Connect
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