\$574,900 - 176 Maple Leaf Lane, Fort McMurray

MLS® #A2247417

\$574,900

5 Bedroom, 3.00 Bathroom, 1,508 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 176 Maple Leaf Lane, a stunning modified bi-level home located just off Wild Rose Street in a highly desired neighborhood near greenbelt walking trails, schools, and all amenities. This home features a double attached heated garage with epoxy floors and an open-concept main floor with vaulted ceilings and hardwood flooring. The beautiful kitchen offers granite countertops, stainless steel appliances, a large island with breakfast bar, corner walk-in pantry, and flows into a spacious dining area and cozy living room with a gas fireplace. Two main floor bedrooms and a full 4-piece bathroom with granite counters complete the main level. Upstairs, the massive primary suite includes a walk-in closet and a luxurious ensuite with granite counters, a corner jetted tub, and separate shower. The fully developed basement features dual stair access, a separate entrance, and an illegal suite with two large bedrooms (one with walk-in closet), a full bathroom, kitchen (added in 2021), and living space. A shared laundry room is accessible from both levels, maintaining privacy if you choose to rent the basement. The fenced and landscaped backyard includes a composite deck (2022) perfect for summer enjoyment. Additional upgrades include a hot water tank (2022), laundry room renovation (2021), newer paint, air conditioning, and central vacuum. Located on a quiet street, this versatile home is move-in readyâ€"book your personal showing today!





Essential Information

MLS® # A2247417 Price \$574,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,508
Acres 0.10
Year Built 2007

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 176 Maple Leaf Lane

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K0G7

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Heated Garage

of Garages 2

Interior

Interior Features Kitchen Island, No Smoking Home, Quartz Counters Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Entrance

Lot Description Back Yard, Landscaped, See

Roof Asphalt Shingle

Construction Concrete

Foundation Poured Concrete

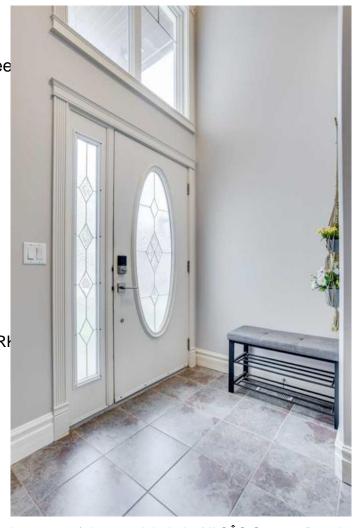
Additional Information

Date Listed August 16th, 2025

Days on Market 1
Zoning R1

Listing Details

Listing Office ROYAL LEPAGE BENCHMAR



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