

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

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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 ready—book your personal showing today!



Built in 2007

## 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 BENCHMARK
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