

# \$469,900 - 217 Smallwood Street, Fort McMurray

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MLS® #A2247515

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,076 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

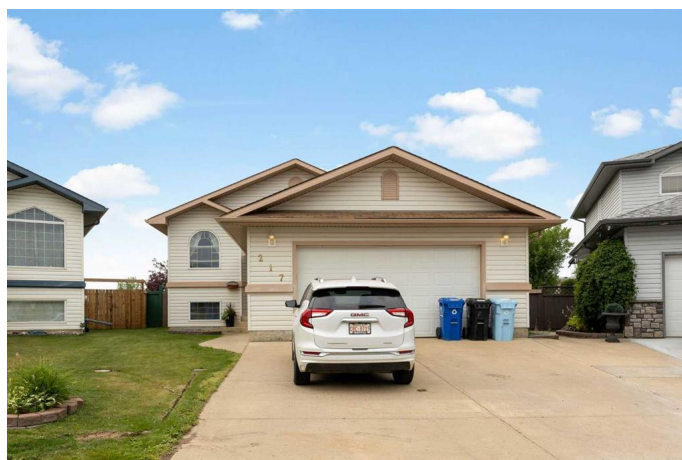
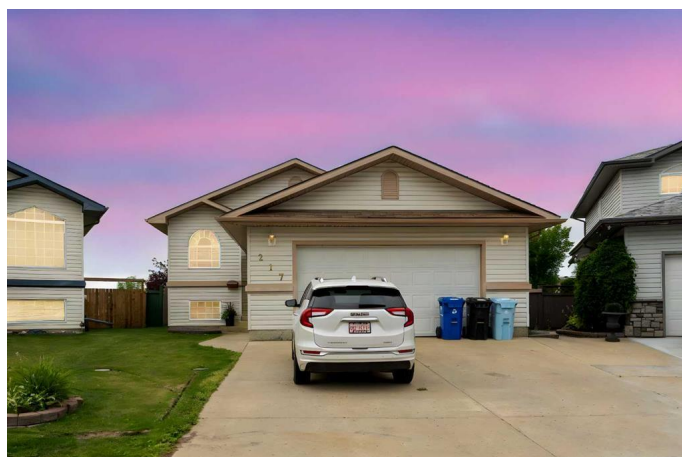
Welcome to 217 Smallwood Street! This beautiful 5 bedrooms and 3 bathrooms bi-level family home located in Timberlea has a **DOUBLE HEATED GARAGE**, **CENTRAL AIR CONDITIONING** and **BACKS INTO GREEN SPACE** with view of the playground. As you walk in the front door and up to the main floor you will be welcomed into the living room featuring oak hardwood floor and arched window. At the back of the home is a bright kitchen with plenty of oak cabinets with crown molding, corner pantry and custom garden doors leading to a large covered deck with skylights. Down the hall you will find the primary bedroom with carpet flooring and 3-piece ensuite, a second good size bedroom and a 4-piece bathroom. The basement has 3 bedrooms with plush carpet floor, a 3-piece bathroom, and a great family room featuring gas fireplace on thermostat control with gorgeous brick mantel. The well-maintained fully fenced backyard features few trees, a shed, extra storage space under the deck and a gate for easy access to the green space at the back. Donâ€™t miss the opportunity to own this amazing family home and book your appointment today!

Built in 2002

## Essential Information

MLS® #                   A2247515

Price                     \$469,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,076
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	217 Smallwood Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2J7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, Pie Shaped Lot, Street Lighting, Yard Lights

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 11th, 2025
Zoning	R1S

### **Listing Details**

Listing Office	KIC Realty
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