



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

149 Leitner Gate
Fort McMurray, Alberta

MLS # A2226728



\$404,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,048 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	SF
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

Inclusions: fridge, stove, dishwasher, microwave, washer , dryer

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. ?? Don’t miss your chance to own this gem in Lakewood Estates—schedule your private showing today!