



**GRASSROOTS**  
REALTY GROUP

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**244 Hawthorn Way**  
**Fort McMurray, Alberta**

**MLS # A2232493**



**\$600,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,964 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s)		

**Inclusions:** FRIDGE X2, STOVE X2, MICROWAVE X2, WAHER+ DRYER X2.

Welcome to 244 Hawthorn Way: Where luxury meets comfort in this beautifully updated modified bi-level, offering expansive living space, elegant finishes, and incredible versatility with a legal suite plus additional guest or flex space. Nestled in a sought-after Timberlea neighbourhood, this property features low-maintenance landscaping with artificial turf, a freshly stained back deck, and excellent curb appeal with modern grey stucco siding. From the moment you arrive, this home stands out. The stucco exterior offers a sleek and upscale look, while the double driveway and attached garage provide ample parking and storage. Inside, you'll be greeted by, updated luxury vinyl plank flooring (2022), and soaring vaulted ceilings that create a bright, airy atmosphere. The front of the home features a formal living and dining space bathed in natural light—ideal for hosting guests and gatherings. Toward the back of the home, the kitchen and family room blend seamlessly for more relaxed everyday living. Warm wood cabinetry, granite countertops, under-cabinet lighting, a coffee bar, a corner pantry, and a centre island combine to create a kitchen that is both stylish and highly functional. Adjacent to the kitchen, the cozy family room features a gas fireplace framed by custom built-ins, with access to the back deck right off the dining nook. Two large bedrooms and a four-piece bathroom are located on the main level, while the spacious primary retreat is tucked privately above the garage. This serene space boasts vaulted ceilings, a large walk-in closet, and a luxurious ensuite with a soaker tub—your perfect escape at the end of the day. The lower level of the home offers incredible flexibility. A two-bedroom legal suite features its own full kitchen, separate laundry, and a four-piece bathroom—perfect for renters or extended family. In addition, a bachelor-style space

sits adjacent to the suite, ideal for guests, a home office, or even an additional rental opportunity. The home includes two furnaces for independent climate control, a new hot water tank (2023), and central A/C for year-round comfort. Upstairs is vacant and move-in ready, while the legal suite is currently occupied by wonderful tenants who would love to stay. Whether you're looking for multi-generational living, a mortgage helper, or just a beautifully maintained and thoughtfully designed home, this one checks all the boxes. Schedule your private tour of 244 Hawthorn Way today.