



GRASSROOTS
REALTY GROUP

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

136 Maple Leaf Lane
Fort McMurray, Alberta

MLS # A2235842



\$659,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,370 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Off Street, Parking Pad,		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Natural Woodwork, Recessed Lighting, Separate Entrance, Vinyl Windows, Wood Counters		

Inclusions: Window coverings

Do you want all the space for all your things but still be in the Heart of Timberlea? A rare opportunity awaits at 136 Maple Leaf Lane, where there's room for everyone, and all the toys, on a 9000 sqft lot, with two double garages, an alleyway, and expanded parking. This 5 bedroom, three full bath home offers a meticulously kept attached double garage, a double detached garage, and additional parking for 5 more vehicles and/or your RV. The master bedroom features double closets and a private ensuite with separate tub and shower. The additional bedrooms are a decent size, having 3 on the main, and two on the lower level. The eat in kitchen has seen renovations including countertops, subway tile backsplash, and flooring. Many fixtures have been updated, as well as new stove, dishwasher, washer and dryer in 2024. The downstairs flex/rec/family room is gigantic and cozy for movie nights!! There is also a convenient separate side entry to this fully finished basement, in case you wanted to convert it down the road! Just steps outside, within walking distance are two high schools, and two more middle schools. Shopping and entertainment are also nearby. This home is well kept and well loved, but ready for a bigger family and more toys!