



GRASSROOTS
REALTY GROUP

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

117 Chestnut Way
Fort McMurray, Alberta

MLS # A2251763



\$484,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,795 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: SOLD AS IS WHERE IS

BACKING ONTO A PARK AND PLAYGROUND. Welcome to 117 Chestnut Way. This well-designed home offers both functionality and location, backing directly onto a park and playground – perfect for families and those who love outdoor space. Step inside to find a bright, open floor plan featuring hardwood and tile throughout the main level. The kitchen is designed with dark cabinets, a corner pantry, and an eat-up bar, flowing seamlessly into the dining nook and living room. From here, step onto the two-tiered deck and enjoy the fully fenced backyard with direct access to the park. Convenience is built in with main floor laundry and a versatile flex room that can serve as a home office, playroom, or guest space. Upstairs, you’ll find three spacious bedrooms, including a primary bedroom with a massive ensuite boasting a corner jet tub, separate shower, long vanity with makeup desk, and a walk-in closet. A 4-piece main bath completes the upper level. The basement is undeveloped, offering endless possibilities to customize to your needs. If you’re looking for value, space, and a family-friendly location, this home delivers it all! **SOLD AS IS WHERE IS**