



**GRASSROOTS**  
REALTY GROUP

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**225 Hawthorn Way**  
**Fort McMurray, Alberta**

**MLS # A2255460**



**\$429,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Portable storage shelter

Welcome to 225 Hawthorn Way! This well maintained 5 bedrooms and 3.5 bathrooms perfect for growing families offers 2,500 sq ft of living space, updated bathrooms fixtures, new light fixtures, fresh paint, new hot water tank (2022), new trim and interior doors. As you walk in the front door, you will be welcomed into a bright and charming living room that flows seamlessly into the dining room and kitchen featuring a corner pantry, an island with breakfast bar, refinished white cabinetry, sleek black hardware and door for direct access to the rear deck. To complete the main floor is a 2-piece bathroom with laundry. On the upper floor, you will find the spacious primary bedroom with walk-in closet and 3-piece bathroom, 2 good size bedrooms and a 4-piece bathroom. The fully finished basement has 2 more bedrooms, 3-piece bathrooms and a large 15x14 storage room. The fully fenced yard has a gate to access the back lane, a raised garden bed and a large deck next to a fire pit perfect for summer entertainment. The backyard has also enough space to build a garage. Book your appointment today!