



GRASSROOTS
REALTY GROUP

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104 Chestnut Way
Fort McMurray, Alberta

MLS # A2255900



\$394,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,432 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance		

Inclusions: as is where is at the time of possession

Charming & Affordable – 104 Chestnut Way Welcome to this well-appointed 1,423 sq ft two-storey home in the quiet, established community of Timberlea. With 4 bedrooms and 3.5 bathrooms, this property offers great value and space for the whole family. The main floor features a bright open-concept layout with hardwood floors, a cozy gas fireplace, large windows, and a convenient 2-piece bath. The kitchen is finished with ceramic tile, dark maple cabinetry, and ample counter space—perfect for everyday living and entertaining. Upstairs, the spacious primary suite includes a walk-in closet and a 4-piece ensuite with a jetted tub and separate shower. The fully developed basement—with a separate entrance—adds versatility with a kitchenette, rec room, bedroom, and full bath, ideal for guests or rental income. Additional highlights include central A/C, rear lane access, and plenty of parking. Located near parks, trails, schools, and shopping—this is a home you don’t want to miss! Call today to book your private tour!