



**160 Hawthorn Way
Fort McMurray, Alberta**

MLS # A2262100



\$379,900

Division:	Timberlea		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,061 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Laminate Counters		

Inclusions: NA

NO CONO FEES What a great location for this fully developed and affordable duplex located in the heart of Timberlea. Weather you are an investor 1 time buyer, or you have a very large family this property is for you!!! AS you enter the home you are greeted by a spacious entryway with 2 large coat closets. The open concept Kitchen and living room makes for a great gathering space for the whole family and there is a cozy gas burning fireplace the perfect place to relax after a long day at work. This home has main floor laundry. 3 bedrooms up and the master bedroom has its own ensuite with French doors leading to your own private deck. The basement has a separate entrance through the garage and there are 3 more spacious bedrooms, 1- 3 pc bathroom, full laundry. There is a single attached Garage and parking as well in the driveway. Close to school shopping and the bus route. Walking and biking trails are close by.