



GRASSROOTS
REALTY GROUP

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168 Hawthorn Way
Fort McMurray, Alberta

MLS # A2264696



\$430,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Lar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: BASEMENT: FRIDGE, DISHWASHER, WASHER AND DRYER. SHED, TABLE AND BENCHES NEGOTIABLE.

Welcome to 168 Hawthorn Way, a beautifully maintained bungalow with a separate entry basement, located on a corner lot with a spacious yard and plenty of sun exposure. Built in 2008 and lovingly cared for by its original owner, this home offers a functional layout, thoughtful updates and excellent flexibility with added living space in the lower level perfect for those seeking affordability without compromise. The exterior offers inviting curb appeal with a covered front entrance, a bright yellow front door, parking for two to three vehicles in the driveway and an attached heated garage. Inside, the large front entry features tile flooring and a walk-in coat closet for practical storage. The main floor is open and welcoming, beginning with a large living room centred around a gas fireplace and finished with hardwood floors. Freshly painted in 2025, the open-concept living area feels bright and airy with vaulted ceilings and large windows overlooking the sunny side yard. The kitchen features freshly painted lower cabinets (2025), a pantry for added storage and stainless steel appliances including a new dishwasher installed in 2024. The adjoining dining area overlooks the side yard complete with an updated light fixture over the table for a warm and modern touch. There are three bedrooms on the main level along with a four-piece bathroom. The primary bedroom is spacious and offers direct access to the back deck along with a private four-piece ensuite. The home is equipped with central air conditioning for year-round comfort and the first set of laundry is conveniently located on the main level. The basement features a spacious open recreation area, two additional bedrooms, a four-piece bathroom and a kitchenette with a dishwasher and refrigerator, making it comfortable and versatile. The ceilings are high, giving the space a bright and open feel, and the second set of

laundry is located in the mechanical room for added convenience. The yard is one of the standout features of this property. The corner lot offers an expansive fully fenced space with plenty of green grass, sunshine and privacy. The included 10x8 shed provides excellent storage, and a gas line is already in place for a future barbecue. With plenty of side yard space, a gate could be added to allow for secure recreational vehicle storage if desired. Full of charm and offering far more living space than meets the eye, this turn-key home is ready for its second owners to move in and enjoy. Schedule your private tour today.