



GRASSROOTS
REALTY GROUP

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225 Hawthorn Way
Fort McMurray, Alberta

MLS # A2275581



\$429,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	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!