



**269 Smallwood Street
Fort McMurray, Alberta**

MLS # A2300142



\$400,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: SHED

Welcome to 269 Smallwood Street, a detached home offering excellent value with no condo fees, a fully developed basement, and a large fenced yard in the heart of Timberlea. Located just steps from schools, parks, and trails, with shopping and everyday amenities close by, this home is a great opportunity for first time buyers, investors, or anyone looking for an affordable entry into the market. The exterior features a spacious backyard with grass landscaping, a fire pit area, and a large deck with pergola, perfect for enjoying the afternoon sun. A rear driveway provides parking for two vehicles, and a shed offers additional storage. Inside, the main level offers a functional layout with a front living room and a kitchen that includes refinished cabinetry, stainless steel appliances, and a pantry for storage. A two piece bathroom and a laundry area located in the rear mudroom add everyday convenience. Upstairs, you will find three bedrooms and a full four piece bathroom. The primary bedroom includes a walk in closet and direct access to the main bathroom. The basement has been updated and features vinyl plank flooring, fresh paint, and new baseboards. This level includes a large open space with a wet bar, a four piece bathroom, and the potential to add an additional bedroom if desired. Major updates include a new furnace and hot water tank installed in 2023 and central air conditioning added in 2022. With a great layout, important mechanical updates already completed, and a prime Timberlea location, 269 Smallwood Street offers a fantastic opportunity at an attractive price point. Schedule your private showing today.