

# \$479,900 - 144 Waterhouse Street, Fort McMurray

MLS® #A2218182

**\$479,900**

5 Bedroom, 3.00 Bathroom, 1,175 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 144 Waterhouse St. 5 bedroom, 3 bath family home that will not last in this market. Priced to sell this spacious bi-level offers plenty of room for the growing family. Tiled floors when you walk in to new LVP flooring throughout the main level. Front dining area right off the kitchen with stainless appliances that include a double oven. Oh and let's not forget the corner pantry along with all the counter and cupboard space. This truly is a home for entertaining with the living area and a wood burning fireplace that leads to a screened in deck. No need to worry about the bugs when enjoying a hot summers night. Master bedroom is large enough for a king bed and includes a walk in closet with built in shelving. The ensuite bath is the retreat you are waiting for after a hard day at the office. Enjoy the jetted tub with a stand up shower. Upstairs had another spacious bedroom and a 4 piece bath. What's great about this home is the space, basement rec room is huge where you can enjoy watching the game on the big screen. Also included is 3 more bedrooms where you can use one as an office. And another 4piece bath, so plenty of bathrooms for everyone. To top off this amazing basement set up you can add in floor heating that is on a separate boiler. So no issues with keeping warm on those cold winter nights. The heated garage is a great space to park the vehicles or work on your projects. Comes with built in storage units. Backyard is fenced and has a ton of storage under the



deck. Backs onto green-space with walking/biking trails and a park near by. Also close to the skateboard park and ball diamonds.

Built in 2005

### **Essential Information**

MLS® #	A2218182
Price	\$479,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	144 Waterhouse Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	107
Zoning	R1S

## Listing Details

Listing Office	3% REALTY FORT MCMURRAY
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.