

# \$659,000 - 136 Maple Leaf Lane, Fort McMurray

MLS® #A2235842

## \$659,000

5 Bedroom, 3.00 Bathroom, 1,370 sqft

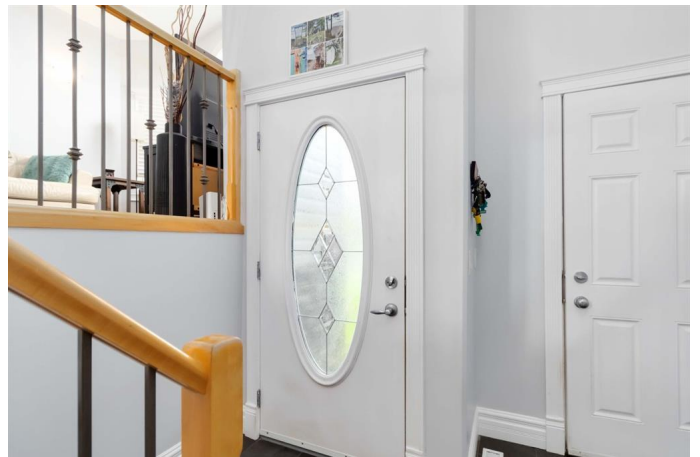
Residential on 0.21 Acres

Timberlea, Fort McMurray, Alberta

Do you want all the space for all your things but still be in the Heart of Timberlea? A rare opportunity awaits at 136 Maple Leaf Lane, where there's room for everyone, and all the toys, on a 9000 sqft lot, with two double garages, an alleyway, and expanded parking. This 5 bedroom, three full bath home offers a meticulously kept attached double garage, a double detached garage, and additional parking for 5 more vehicles and/or your RV. The master bedroom features double closets and a private ensuite with separate tub and shower. The additional bedrooms are a decent size, having 3 on the main, and two on the lower level. The eat in kitchen has seen renovations including countertops, subway tile backsplash, and flooring. Many fixtures have been updated, as well as new stove, dishwasher, washer and dryer in 2024. The downstairs flex/rec/family room is gigantic and cozy for movie nights!! There is also a convenient separate side entry to this fully finished basement, in case you wanted to convert it down the road! Just steps outside, within walking distance are two high schools, and two more middle schools. Shopping and entertainment are also nearby. This home is well kept and well loved, but ready for a bigger family and more toys!

Built in 2006

## Essential Information



MLS® #	A2235842
Price	\$659,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,370
Acres	0.21
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	136 Maple Leaf Lane
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G6

### Amenities

Parking Spaces	9
Parking	Double Garage Attached, Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	4

### Interior

Interior Features	High Ceilings, Jetted Tub, Natural Woodwork, Recessed Lighting, Separate Entrance, Vinyl Windows, Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
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Lot Description	Back Lane, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	54
Zoning	R1

### **Listing Details**

Listing Office	People 1st Realty
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