

# \$499,900 - 120 Blanchett Road, Fort McMurray

MLS® #A2219909

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 120 Blanchett Road, a Beautifully Located Home in The Heart of Timberlea—directly across from a Scenic Park and Right in Front of a Bus Stop, offering unmatched convenience for families and commuters alike. Plus, with Extended RV parking, it's perfect for those needing extra space for recreational vehicles.

The main floor features a bright and airy layout, including a welcoming living room overlooking the front entrance, and a spacious kitchen with an adjoining dining room. From here, step out to your private backyard retreat, complete with a massive two-tier deck—ideal for entertaining or simply relaxing.

You'll also find three well-sized bedrooms on the main level, including a primary bedroom with its own ensuite, along with an additional full bathroom.

The fully developed basement offers even more living space, featuring a large family room with natural light, a huge fourth bedroom, a third full bathroom, and a dedicated laundry room with ample storage.

Additional highlights include a brand new furnace, hot water tank, laundry appliances, shingles, and siding—giving you peace of mind for years to come.

An attached heated garage, double driveway,



and extended RV parking complete this fantastic home.

Don't miss your chance to own this move-in-ready, versatile, and conveniently located property—call today to book your private viewing and experience all that 120 Blanchett Road has to offer!

Built in 1994

**Essential Information**

MLS® #	A2219909
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,186
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	120 Blanchett Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2A8

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Pantry, Vinyl Windows, Soaking Tub
Appliances	Central Air Conditioner, Garage Control(s), Refrigerator, Stove(s), Dryer, Microwave
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Barbecue
Lot Description	Back Yard, Landscaped, Views, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	16
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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