

# \$600,000 - 244 Hawthorn Way, Fort McMurray

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MLS® #A2232493

**\$600,000**

6 Bedroom, 4.00 Bathroom, 1,964 sqft  
Residential on 0.10 Acres

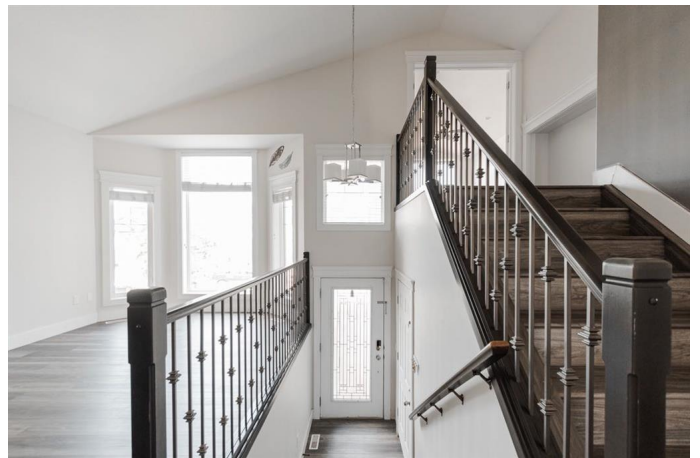
Timberlea, Fort McMurray, Alberta

Welcome to 244 Hawthorn Way: Where luxury meets comfort in this beautifully updated modified bi-level, offering expansive living space, elegant finishes, and incredible versatility with a legal suite plus additional guest or flex space. Nestled in a sought-after Timberlea neighbourhood, this property features low-maintenance landscaping with artificial turf, a freshly stained back deck, and excellent curb appeal with modern grey stucco siding.

From the moment you arrive, this home stands out. The stucco exterior offers a sleek and upscale look, while the double driveway and heated attached garage provide ample parking and storage.

Inside, you'll be greeted by fresh paint (2025), updated luxury vinyl plank flooring (2022), and soaring vaulted ceilings that create a bright, airy atmosphere. The front of the home features a formal living and dining space bathed in natural light—ideal for hosting guests and gatherings. Toward the back of the home, the kitchen and family room blend seamlessly for more relaxed everyday living. Warm wood cabinetry, granite countertops, under-cabinet lighting, a coffee bar, a corner pantry, and a centre island combine to create a kitchen that is both stylish and highly functional. Adjacent to the kitchen, the cozy family room features a gas fireplace framed by custom built-ins, with access to the back deck right off the dining nook.

Two large bedrooms and a four-piece



bathroom are located on the main level, while the spacious primary retreat is tucked privately above the garage. This serene space boasts vaulted ceilings, a large walk-in closet, and a luxurious ensuite with a soaker tub—your perfect escape at the end of the day.

The lower level of the home offers incredible flexibility. A two-bedroom legal suite features its own full kitchen, separate laundry, and a four-piece bathroom—perfect for renters or extended family. In addition, a bachelor-style space sits adjacent to the suite, ideal for guests, a home office, or even an additional rental opportunity. The home includes two furnaces for independent climate control, a new hot water tank (2023), and central A/C for year-round comfort.

Upstairs is vacant and move-in ready, while the legal suite is currently occupied by wonderful tenants who would love to stay. Whether you’re looking for multi-generational living, a mortgage helper, or just a beautifully maintained and thoughtfully designed home, this one checks all the boxes. Schedule your private tour of 244 Hawthorn Way today.

Built in 2010

Essential Information

MLS® #	A2232493
Price	\$600,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,964
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status Active

### Community Information

Address 244 Hawthorn Way  
Subdivision Timberlea  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K 0T2

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad  
# of Garages 2

### Interior

Interior Features Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s)  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Double Sided  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard  
Lot Description Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed June 21st, 2025  
Days on Market 1  
Zoning R1

**Listing Details**

Listing Office                    The Agency North Central Alberta

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