

# \$569,900 - 138 Mink Lane, Fort McMurray

MLS® #A2214639

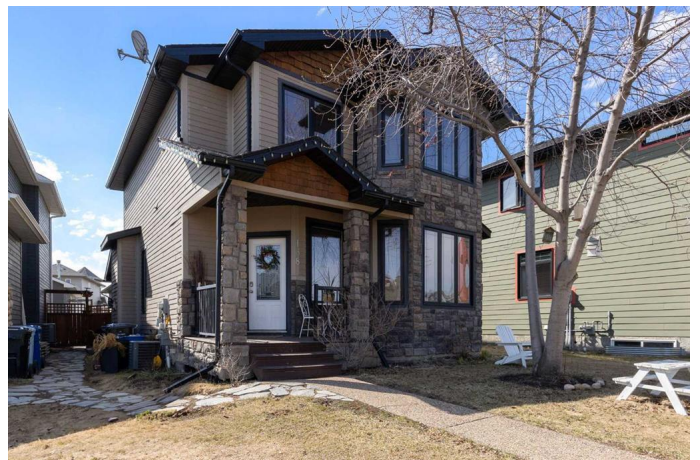
**\$569,900**

4 Bedroom, 4.00 Bathroom, 1,643 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

This one of a kind, custom built 4 bedroom, 3.5 bath home is more than just a house it's a thoughtfully designed retreat filled with character, warmth, and artistic flair. From the moment you walk in, youâ€™ll feel the natural charm and custom artistry: signature cherry blossom branch and leaf ceiling stamps, unique stenciling in each room, heated ceramic tile and hardwood floors, and the striking stonework on the gas fireplace and powder room wall each detail chosen to bring an earthy, grounded feel throughout the home. The main floor offers an open-concept layout connecting the kitchen, dining, and living room, ideal for both entertaining and everyday living. A gas stove and gas BBQ hookup bring function and nostalgia, perfect for cooking with loved ones. The built-in sound system inside and outside keeps the vibe just right for every gathering. A separate main-floor office/playroom/studio is tucked away from the main living area, making it easy to hide artistic messes or kidsâ€™ toys with the close of a door. Upstairs, the primary suite includes a custom built steam shower, while the two additional bedrooms are connected by a Jack and Jill bathroom, perfect for family living. The laundry room with a sliding barn door is cleverly located upstairs, away from the daily chaos, and central vacuum and a water softener make household routines a breeze. Downstairs, a one-bedroom suite offers a bright, high-ceilinged space with its own large entrance and full kitchen, designed to feel like



an extension of the main home. Whether used for family, guests, or rental income, this space has always been a valuable part of the home. The garage 23' x 24'11", is a dream come true for any hobbyist or DIY enthusiast, heated, with vaulted ceilings, and tons of storage making it the perfect man cave or creative workspace. Out back, enjoy a massive deck that soaks up the evening sun, and watch your kids play in the yard while you cook dinner with the back door wide open. There's even a sandbox for little ones and the perfect corner spot for a lemonade stand. Located on a beloved street with a true sense of community, this neighborhood is a rare gem. From Christmas potlucks to Canada Day breakfasts on the front lawn, it's a place where neighbors become family. With low traffic and walkability to school in just 7 minutes, this home and street offer something incredibly special connection, comfort, and joy in everyday living. With AC, and hot water on demand, this home checks every box for comfort, quality, and heart. This isn't just a house, it's the place where memories are made.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214639    |
| Price          | \$569,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,643       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 138 Mink Lane |
| Subdivision | Timberlea     |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 0C7       |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |
| # of Garages   | 2           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, Open Floorplan, Pantry, See Remarks, Separate Entrance |
| Appliances        | See Remarks   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description   | Back Lane, Back Yard       |
| Roof              | Asphalt                    |
| Construction      | Brick, Vinyl Siding        |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 109              |
| Zoning         | R1S              |

**Listing Details**

Listing Office            EXP REALTY

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