

\$515,000 - 115 Chokecherry Place, Fort McMurray

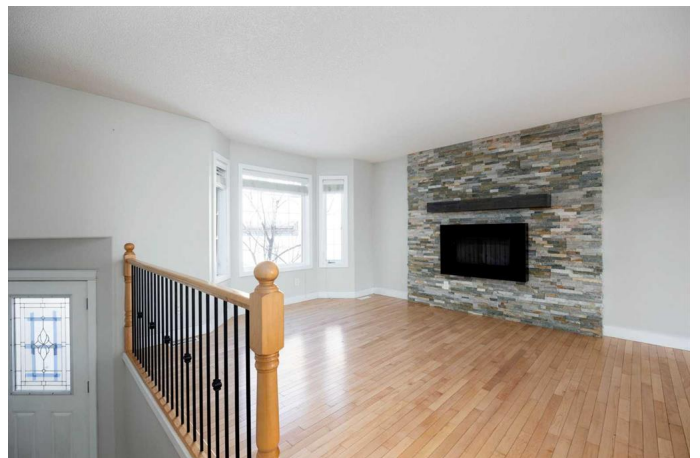
MLS® #A2203814

\$515,000

4 Bedroom, 3.00 Bathroom, 1,608 sqft
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Tucked into a quiet, family-friendly cul-de-sac, this fully developed modified bi-level sits on a spacious pie-shaped corner lot—welcome to 115 Chokecherry Place. The semi-open concept main floor offers a bright and inviting living room with a sleek fireplace, flowing seamlessly into the oversized kitchen. Designed for both function and style, the kitchen boasts a massive island, an abundance of cabinetry, corner pantry, and stainless steel appliances. There are four generously sized bedrooms, including a luxurious primary suite complete with both a walk-in closet and a full ensuite featuring a jetted tub and tiled stand-up shower. The fully finished basement doesn't disappoint, featuring a spacious rec room with a full bar setup—ideal for entertaining—along with the fourth bedroom and a 4-piece bathroom with cozy in-floor heating. Outside, the expansive pie-shaped yard has room for a trampoline, above-ground pool, perfect for the kids or hosting in the summertime. Additional highlights include a separate entrance, RV parking, and a spacious 23' x 25' double attached garage. Call to book your viewing today!



Built in 2008

Essential Information

MLS® #	A2203814
Price	\$515,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,608
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	115 Chokecherry Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Lighting
-------------------	----------

Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.