

\$669,900 - 137 Shore Street, Fort McMurray

MLS® #A2227803

\$669,900

5 Bedroom, 3.00 Bathroom, 1,770 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Discover unbeatable value in this immaculately maintained, feature-packed home. Welcome to 137 Shore Street, ideally situated on a quiet corner lot 5,300+ sq.ft directly across from peaceful green space. From curb appeal to comfort, this property truly has it all. As you arrive, youâ€™ll be impressed by the elegant stone-accented exterior, dual stamped concrete driveways, and beautifully designed landscaped front yard by Dunvegan Gardens. This home also boasts two radiant-heated, fully finished double garages x 2 + ample parking. Step inside the open-concept layout featuring vaulted ceilings, hardwood flooring, and large windows that flood the space with natural light. The inviting living area centered around a cozy natural gas fireplace, creating the perfect spot to unwind or entertain. The chef-inspired kitchen showcases rich dark cabinetry, granite countertops, a ceramic tile backsplash, corner sink with dual windows, stainless steel appliances (including a double oven), an eat-up island, and ample storage. Adjacent, the spacious dining area easily accommodates family gatherings and dinner parties. The executive-style primary suite is a true retreat, featuring: A luxurious steam shower, Separate jetted tub with waterfall feature, Dual vanities with his & hers sinks, Massive walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the main level. Extras include: air conditioning, hot water on demand, water softener, central vacuum, and full



fencing for privacy. Bonus: A fully self-contained 2-bedroom LEGAL SUITE with its own separate entrance and heated double garage! This stunning lower-level suite offers: 10'™ ceilings, Full kitchen with island & stainless appliances including dishwasher, Cork flooring, separate laundry, spacious bedrooms with large closets, + a full 4-piece bathroom! Sophisticated, Fully-Loaded Home with Legal Suite & Two Double Garages – All Without the Premium Price Tag! Call to book your tour today!

Built in 2008

Essential Information

MLS® #	A2227803
Price	\$669,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,770
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	137 Shore Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0E5

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated,

	Concrete Driveway
# of Garages	8

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Chandelier, Crown Molding, Jetted Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Greenbelt, Landscaped, Standard Shaped Lot
Roof	Asphalt
Construction	Concrete, Stone, Vinyl Siding, Wood Frame, Other, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.