

139 Mink Lane
Fort McMurray, Alberta

MLS # A2218920



\$489,999

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,576 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Gravel		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC, Garage Heater, Garage Opener, Blinds, Shed

Welcome to 139 Mink Lane – A Timberlea Treasure with Room to Grow! Situated on a spacious corner lot in the heart of Timberlea, this well-maintained family home offers comfort, style, and functionality in one inviting package. From its charming curb appeal with updated siding, shingles, insulation, front door, and windows (all 2021) to the “heated detached garage and additional driveway complete with some new crush (2024), this property is perfect for growing families, hobbyists, or anyone needing that extra space. Step inside and you’ll find a spacious front entry that includes a convenient built-in desk area—perfect for a main-level office or a dedicated homework station. The sun-filled living room features a cozy gas fireplace and flows effortlessly into the bright and airy kitchen, designed for both everyday living and entertaining. Highlights include full-height shaker-style cabinets, a center island with breakfast bar, corner pantry, and stainless steel appliances (replaced in 2022) including fridge, stove, dishwasher, and microwave. The adjacent dining room leads out to the back multi-tier deck offering plenty of low-maintenance space to entertain or relax. A convenient 2-piece powder room completes the main floor. Upstairs, you’ll find new vinyl plank flooring (2022) and three generously sized bedrooms, including a primary bedroom with a walk-in closet and a private 4-piece ensuite. A second full bathroom services the additional bedrooms, and the extra-large hallway linen closet is already hooked up for second-floor laundry if desired—an ideal option for busy households. The fully developed basement offers incredible flexibility with a large family/rec room, two more bedrooms, a third 4-piece bathroom, and dedicated laundry area complete with a utility sink. Peace of mind comes with a new sump pump (approx. 2021) and a

brand new hot water tank (2025), plus Central A/C (2017) for those warm Fort McMurray summers. Whether you're looking for more space, smart updates, or the perfect family-friendly layout, 139 Mink Lane checks all the boxes. Don't miss your opportunity to call this move-in ready, Timberlea beauty, home!