

\$299,900 - 242 Carteret Drive, Fort McMurray

MLS® #A2265281

\$299,900

3 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.07 Acres

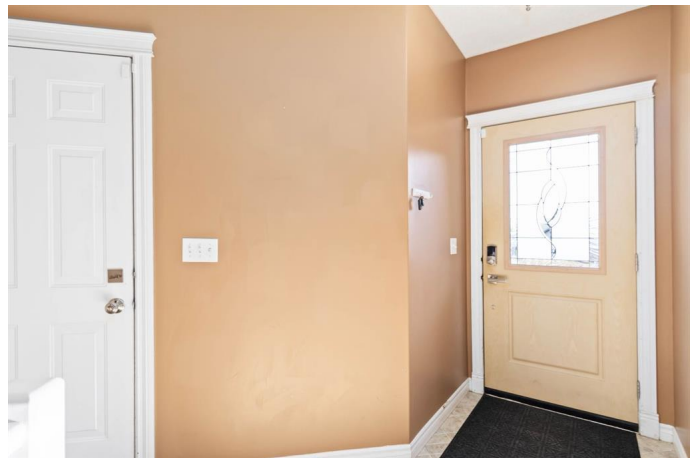
Timberlea, Fort McMurray, Alberta

IMMEDIATE POSSESSION AVAILABLE!

Welcome to 242 Carteret Drive, a charming and thoughtfully designed home that checks all the boxes. From the moment you arrive, you'll appreciate the **WIDE DRIVEWAY** with space for two vehicles and the **INVITING FRONT YARD**. A **STONE PATIO** offers the perfect spot for summer get-togethers, while the **SPACIOUS FRONT DECK** is ideal for your morning coffee or an evening read.

Step inside and you're greeted by a **BRIGHT OPEN-CONCEPT LIVING AND DINING AREA** that feels instantly welcoming. The **KITCHEN** is perfectly sized and equipped with **STAINLESS STEEL APPLIANCES**. The **PRIMARY BEDROOM** features a **WALK-IN CLOSET** and a **FULL DOUBLE-VANITY BATH** that can serve as a shared space or easily be closed off for a private ensuite.

The **FULLY FINISHED BASEMENT** feels nothing like a basement. It offers a cozy **REC ROOM WITH GAS FIREPLACE**, **TWO LARGE BEDROOMS**, a **GENEROUS LAUNDRY AREA**, and plenty of **EXTRA STORAGE**. Enjoy a **HEATED GARAGE** with overhead storage, a **FULLY FENCED AND PRIVATE BACKYARD**, a **SHED FOR ADDITIONAL STORAGE**, and **CENTRAL A/C** for year-round comfort. Updates include a **NEW FRIDGE**, **WASHER AND DRYER**, and **HOT WATER TANK**, plus **NO CONDO FEES** to worry about. Located in a **PRIME FAMILY-FRIENDLY AREA**, you're just steps to the **BUS STOP** and minutes from **SCHOOLS, PARKS**,



PLAYGROUNDS, and the ATHLETIC PARK.
This is a WELL-LOVED, MOVE-IN READY
HOME that offers comfort, space, and
convenience all in one. Call now!

Built in 2005

Essential Information

MLS® #	A2265281
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	242 Carteret Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2V8

Amenities

Parking Spaces	3
Parking	Driveway, Garage Door Opener, Garage Faces Front, Off Street, On Street, Parking Pad, Single Garage Attached, Owned, Secured
# of Garages	1

Interior

Interior Features	Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	R1S

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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