

# \$379,900 - 136 Sumac Crescent, Fort McMurray

MLS® #A2260316

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,277 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

136 Sumac Crescent -NO CONDO FEES  
-Welcome to this beautifully maintained 3-bedroom modular home tucked away on a quiet corner lot. From the moment you arrive, you'll notice the massive 40 ft driveway—perfect for extra parking, RVs, or all your toys. And here's the best part: NO condo fees! Open Concept Living: Bright, airy layout with durable vinyl flooring throughout—no carpet. Updated Appliances: All appliances replaced within the last 2 years. Master bedroom has a walk-in closet and ensuite featuring a Jacuzzi tub for ultimate relaxation. Central Air: Stay cool and comfortable in the summer. New Hot Water Tank (2024) OVERSIZED 21' x 22'8" heated garage with 10 ft ceilings The ultimate space for vehicles, storage, or a workshop—perfect for toys and hobbies. The outside of home features Fire pit area for cozy nights, 10' x 12' shed for additional storage, Decorative exterior lighting on the home & garage with customizable color options and Pre-wired for a hot tub. This home checks every box—space, updates, parking, comfort, and a fantastic garage. Whether you're looking for functionality or lifestyle, 136 Sumac Crescent delivers it all.

Built in 2007

## Essential Information

MLS® #

A2260316



Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,277
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	136 Sumac Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H0H8

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Floor Furnace
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## **Additional Information**

Date Listed	September 26th, 2025
Days on Market	16
Zoning	RMH-1

## **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.