

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

MLS® #A2265281

**\$299,900**

3 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.07 Acres

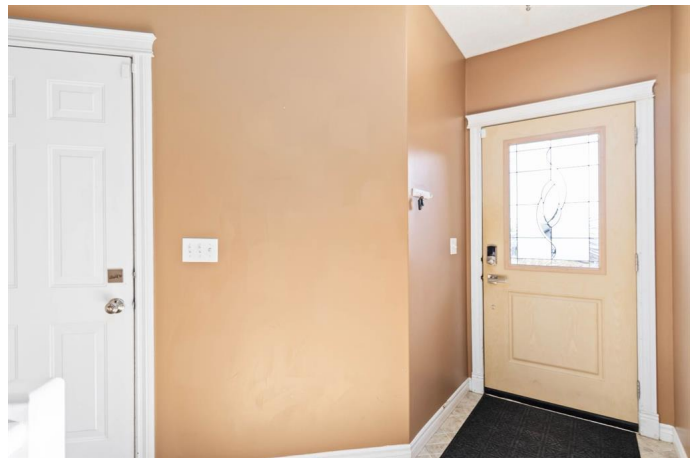
Timberlea, Fort McMurray, Alberta

**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, Secured, Single Garage Attached, Owned |
| # 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      | Basement, Gas |
| Has Basement    | Yes           |
| Basement        | 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 | 20                 |
| Zoning         | R1S                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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