

# \$699,900 - 118 Mayflower Bay, Fort McMurray

MLS® #A2213439

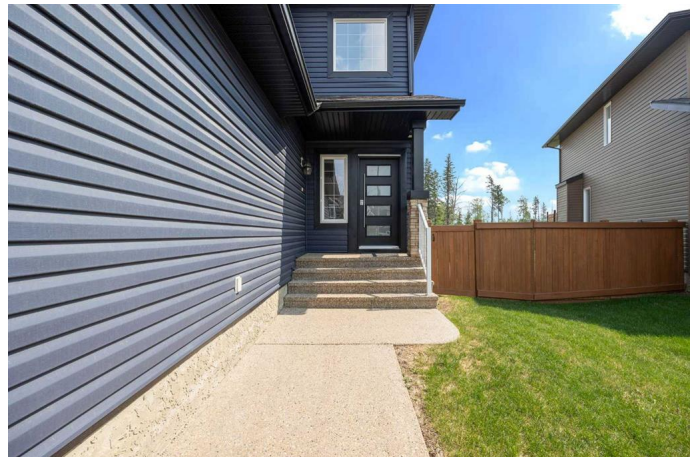
**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,817 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Tucked at the end of a quiet cul-de-sac and overlooking the greenspace, 118 Mayflower Bay invites you to settle in and enjoy a truly move in ready home that has been freshly painted. This spacious 4 bedroom, 3.5 bath home is designed for comfort and functionality, featuring an open-concept main floor with rich hardwood flooring, a cozy gas fireplace, and a stylish kitchen complete with espresso cabinetry, new counter tops, stainless steel appliances, and a large island perfect for gathering. The dining area leads directly to the back deck, making indoor-outdoor entertaining a breeze. Upstairs offers a bright bonus room, three generously sized bedrooms, and a serene primary suite with double sinks, a soaker tub, separate shower, walk-in closet and tranquil views overlooking the greenspace. The fully finished walkout basement includes a legal one-bedroom suite with a private entrance, full kitchen, bathroom, and in-suite laundry, ideal for extended family or rental income. Step outside and enjoy summers in your heated natural gas pool, with a backyard wired and ready for a hot tub. This home comes with major exterior upgrades already done for you, including brand new siding, roof, exterior insulation, a new garage door, and all new windows on the right side of the house. The heated double attached garage adds convenience year round. Bonus features include central A/C, included patio furniture, and prepaid lawn care through to September 2025. Located close to parks,



trails, and schools, this is a rare opportunity to own a truly turnkey home in a family friendly neighborhood.

Built in 2010

### **Essential Information**

MLS® #	A2213439
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,817
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	118 Mayflower Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0H1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Central Vacuum
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	57
Zoning	R1

## Listing Details

Listing Office	EXP REALTY
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