

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

MLS® #A2213439

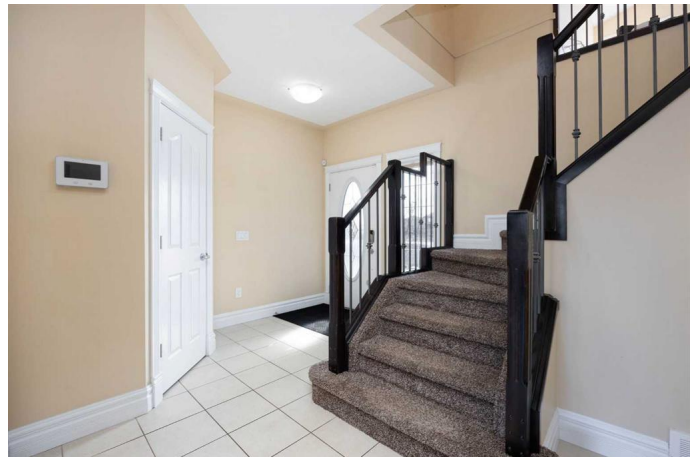
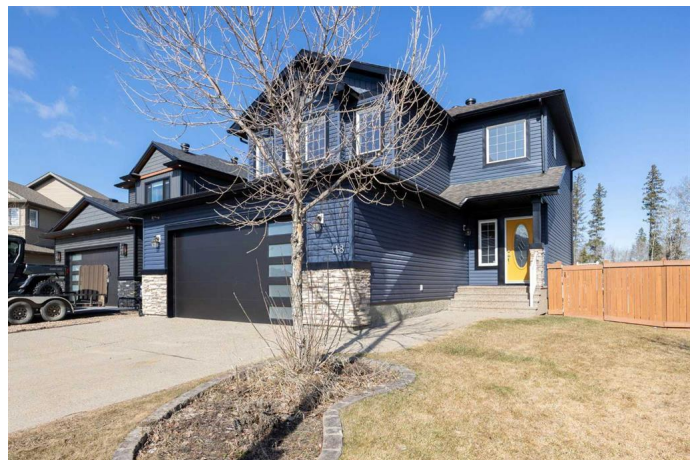
**\$699,900**

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 designed for relaxed, everyday living. 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, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home |
| 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 | 12               |
| Zoning         | R1               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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