

\$439,900 - 123 Cottonwood Creek Way, Fort McMurray

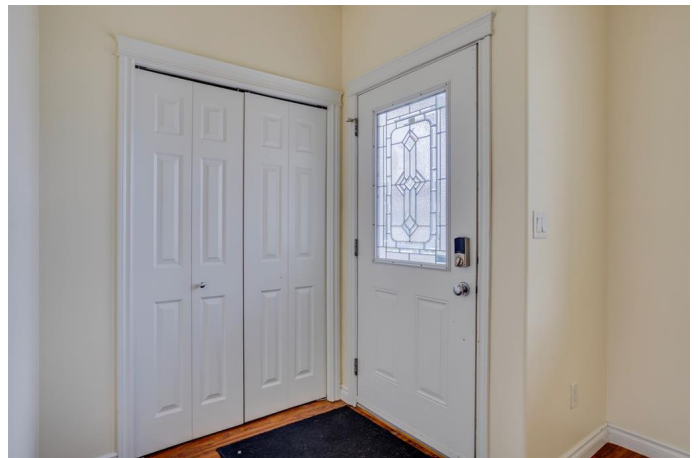
MLS® #A2254757

\$439,900

5 Bedroom, 4.00 Bathroom, 1,625 sqft
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this spacious and beautiful two-storey home in desirable Timberlea, offering 1,625 sq ft of above-grade living space plus a fully finished basement, and packed with features your whole family will love. This home boasts a total of 5 bedrooms and 3.5 bathrooms, providing ample room for a large or growing family. As you step inside, you're greeted by a warm and welcoming main floor layout with two generously sized living areas, ideal for family gatherings, entertaining guests, or simply relaxing in comfort. The heart of the home is the updated kitchen, complete with stylish quartz countertops(2023) and stainless steel appliances(2015/2016). It flows effortlessly into the dining area, creating the perfect space for shared meals and conversation. Upstairs, you'll find three spacious bedrooms, including a massive primary retreat with room for a king-sized bed, a full sitting area, and a private ensuite. The additional bedrooms are bright and well-proportioned, with easy access to a full bathroom, perfect for children or guests. The fully developed basement expands your living space with two additional bedrooms, a full bathroom, and a wet bar which is an ideal setup for a games room, media space, in-law suite, or teenagers' retreat. Step outside to enjoy a fully fenced backyard and spacious deck. There is also a rear parking pad with room for three vehicles(2016), ensuring convenient off-street parking. Situated within walking distance to two primary schools and



two secondary schools, and just minutes from parks, shopping, restaurants, and public transit, this home offers unbeatable convenience. Other key features of this home is central a/c(2018), updated flooring throughout(2023), washer and dryer(2023), fresh paint on upper 2 levels(2025) and hot water tank(2023). Whether you're upsizing, investing, or relocating, this home offers the perfect blend of comfort, space, and location. Donâ€™t miss your chance-book your private showing today!

Built in 2006

Essential Information

MLS® #	A2254757
Price	\$439,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,625
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	123 Cottonwood Creek Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2V2

Amenities

Parking Spaces	3
----------------	---

Parking	Parking Pad
---------	-------------

Interior

Interior Features	No Smoking Home, Sump Pump(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	55
Zoning	R1S

Listing Details

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

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.