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

MLS® #A2213439

\$699,900

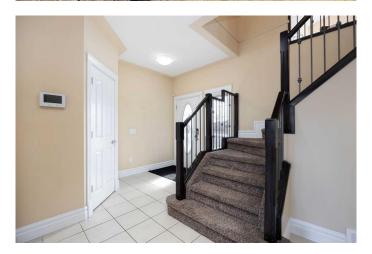
4 Bedroom, 4.00 Bathroom, 1,817 sqft Residential on 0.12 Acres

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 16 Zoning R1

Listing Details

Listing Office EXP REALTY

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