



THE
A-TEAM

**RE/MAX
FIRST**

139 COTTONWOOD CREEK Way, Fort McMurray T9K 2V2

MLS® #: **A2097888**

Area: **Timberlea**

Listing Date: **12/17/23**

List Price: **\$429,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,709 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,446**
Low Sqft:
Ttl Sqft: **1,446**

DOM

146

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Alley Access,Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bar,Bookcases,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`1" x 13`8"
Dining Room	Main	12`1" x 10`3"
Bedroom - Primary	Upper	15`5" x 13`5"
Bedroom	Upper	9`1" x 11`7"
4pc Bathroom	Upper	6`9" x 7`10"
Kitchenette	Lower	7`10" x 7`0"
Bedroom	Lower	7`5" x 9`8"

Room	Level	Dimensions
Kitchen	Main	12`1" x 10`0"
2pc Bathroom	Main	4`5" x 5`1"
4pc Ensuite bath	Upper	5`1" x 7`5"
Bedroom	Upper	9`1" x 12`7"
Family Room	Lower	11`10" x 12`10"
Bedroom	Lower	9`11" x 9`4"
4pc Bathroom	Lower	7`5" x 4`11"

Title: **Fee Simple**
Legal Desc: **0425986**
Zoning: **R1S**

Remarks

Pub Rmks: **Charming home with front porch located in the heart of Timberlea, welcome to 139 Cottonwood Creek Way! Bright main floor featuring a bay window in the front living room, open staircase, + Hardwood floor span from the living room into the dining space. Uninterrupted sightline from the front of the home to the backyard. The kitchen features white cabinetry, concrete countertops, eat up island, + stainless steel appliances & a stainless steel apron sink! 1/2 bath & main floor laundry are just steps away. Upstairs you have a lovely sized primary bedroom, complete with walk-in closet & a 4 piece ensuite. 2 additional bedrooms + another 4 piece bathroom finish off the tour upstairs. The basement offers a separate entryway, + 2 bedrooms & your 3rd 4 piece bathroom. + Another open concept living space featuring a wet bar/kitchenette area. There is hookup for a second set of laundry in the utility if desired. Over 2000 sq.ft over living space in total here! Additionally some bigger ticket updates have been completed over the past years & include; a new furnace & hot water tank. *Assumable Mortgage at 1.99%! This home offers a nice size backyard that is fully fenced + you have a detached 24x24 detached, heated garage! Call to view today!**

Inclusions: **Fridge, Stove, Dishwasher, Mircowave, Washer, Dryer, Window Coverings, Basement Fridge, Garage Heater, Garage overhead opener, Air Conditioner, front door key, garage key.**

Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







