



THE
A-TEAM

**RE/MAX
FIRST**

145 MAYFLOWER Crest, Fort McMurray T9K 0H1

MLS®#: **A2122335**

Area: **Timberlea**

Listing Date: **04/12/24**

List Price: **\$545,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Finished Floor Area

Lot Sz Ar:

4,546 sqft

Lot Shape:

Abv Sqft:

1,515

Low Sqft:

Ttl Sqft:

1,515

DOM

34

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Modified Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,City Lot,Street Lighting

Concrete Driveway,Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Washer/Dryer,Washer/Dryer Stacked

Int Feat:

Breakfast Bar,Closet Organizers,High Ceilings,Jetted Tub,Open Floorplan,Separate Entrance,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`7" x 5`0"	Bedroom	Main	12`2" x 9`7"
Bedroom	Main	12`8" x 10`7"	Dining Room	Main	14`0" x 11`0"
Kitchen	Main	13`9" x 10`10"	Living Room	Main	14`9" x 16`9"
4pc Ensuite bath	Second	8`4" x 9`0"	Bedroom - Primary	Second	12`5" x 15`6"
4pc Bathroom	Basement	9`3" x 8`0"	Bedroom	Basement	14`8" x 10`11"
Kitchen	Basement	9`2" x 13`8"	Game Room	Basement	14`10" x 13`7"
Storage	Basement	9`1" x 19`1"	Furnace/Utility Room	Basement	13`11" x 11`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0625490

Remarks

Pub Rmks: **145 Mayflower Crescent, a quality home built right by Qualico. This property has been nothing short of nurtured and the care shows throughout. The large entryway gives access to your attached heated double car garage. The well-designed floor plan offers a seamless flow between the living, dining and kitchen area, ideal for entertaining or keeping an eye on the littles. The home is tastefully finished with dark cabinetry, hardwood floors, gas fireplace and vaulted ceilings. All the stainless appliances throughout the house including both washers and dryers are new in the past year. Full bathroom + 2 bedrooms finish off the main floor. And just when you thought it couldn't get any better, you discover on the second level, your private, Primary bedroom complete with walk in closet and ensuite with jetted tub, beckoning you to take that much needed Me time. The basement does not disappoint either. The well-appointed suite includes kitchen/dining and living area with a bedroom and 4 pc bath. Extras: All new paint including garage, separate entrance, central air, large utility/laundry/storage room, new hot water tank (in last year) and R60 insulation. The fully fenced back yard, includes a large interlocking brick patio, a great space to gather family and friends to BBQ and hang out. This home is close to schools, parks & bus stops so convenient for commuting. Call to view your forever home today!**

Inclusions: **2 Fridges, 1 Stove, 2 OTR microwaves, 2 dishwashers, 2 washers, 2 dryers, all blinds, sectional sofa, bedroom set, garage door opener with remote, central air conditioner unit,**

Property Listed By: **RE/MAX FORT MCMURRAY**

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







