



THE
A-TEAM

**RE/MAX
FIRST**

134 MAYFLOWER Bay, Fort McMurray T9K 0H1

MLS®#: **A2122817** Area: **Parsons North** Listing Date: **04/12/24** List Price: **\$610,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2010** Abv Sqft: **2,127**
Lot Information Low Sqft:
 Lot Sz Ar: **6,711 sqft** Ttl Sqft: **2,127**
 Lot Shape:

DOM

253
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Lawn,No Neighbours Behind,Irregular Lot,Landscaped,Street Lighting,Pie Shaped Lot**
 Park Feat: **Driveway,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Shingle**
 Heating: **Floor Furnace**
 Sewer:
 Ext Feat: **Garden,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`9" x 14`0"	Kitchen	Main	8`3" x 12`4"
Dinette	Main	10`0" x 15`3"	Family Room	Main	14`0" x 15`6"
Dining Room	Main	12`9" x 7`11"	Laundry	Main	6`5" x 7`6"
Bedroom - Primary	Upper	13`8" x 15`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`9" x 14`11"	Bedroom	Upper	13`9" x 11`11"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0625490

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 134 Mayflower Bay! Located on a large pie shaped lot on a quiet cul-de-sac, this gorgeous home is calling your name. The first thing you will notice is the HEATED, TRIPLE CAR GARAGE! There is enough room for all your toys and if not, there is a DOUBLE GATE to the backyard! Inside you will find a large formal living room/dining room with hardwood floors. This room leads to the eat-in kitchen with island and GRANITE COUNTERTOPS, which overlooks the family room with large windows and a gas fire place! Also located on this level is a half bathroom and a large laundry room/entrance that leads to the garage. Upstairs are 3 good sized bedrooms including the spacious master suite with an amazing en-suite featuring a jetted tub, double sinks, separate shower and water closet. Just down the hall is the 4 piece main bathroom. The basement is partially finished for a 2 bedroom, 1 bathroom suite with eat-in kitchen and living room. There is a 2nd furnace and laundry space to make this a fully functioning legal suite. The backyard has tons of space for a fire pit, shed, pool and trampoline and features a raised deck that covers the patio. There are no words to describe how awesome this home is, so you will just need to see it in person! Title insurance in lieu of a real property report. Some pictures have been virtually staged.**

Inclusions:
Property Listed By: **window coverings, alarm with contract
PEOPLE 1st REALTY**

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