



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

Year Built:

2010

Lot Information

Finished Floor Area

Abv Sqft:

2,127

Low Sqft:

Ttl Sqft:

2,127

Lot Sz Ar:

6,711 sqft

Lot Shape:

DOM

34

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
Living Room	Main	10`9" x 14`0"
Dinette	Main	10`0" x 15`3"
Dining Room	Main	12`9" x 7`11"
Bedroom - Primary	Upper	13`8" x 15`0"
Bedroom	Upper	10`9" x 14`11"
4pc Bathroom	Upper	0`0" x 0`0"

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0625490

Zoning:
R1

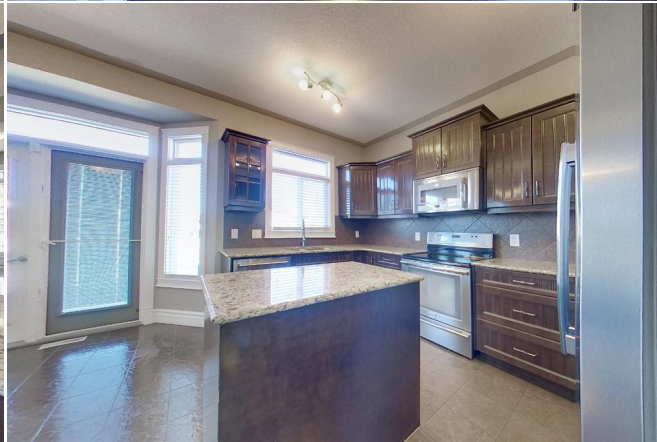
Remarks

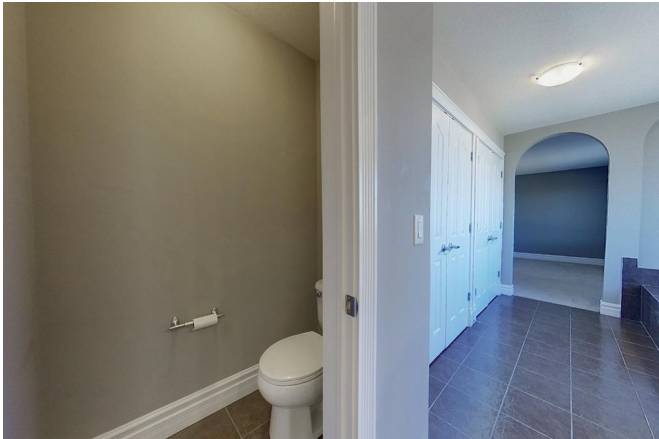
Pub Rmks: **Welcome to 134 Mayflower Bay! Located on a large pie shaped lot on a quiet cul-de-sac, this gorgeous home is calling your name. The first thing you will notice is the HEATED, TRIPLE CAR GARAGE! There is enough room for all your toys and if not, there is a DOUBLE GATE to the backyard! Inside 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.**

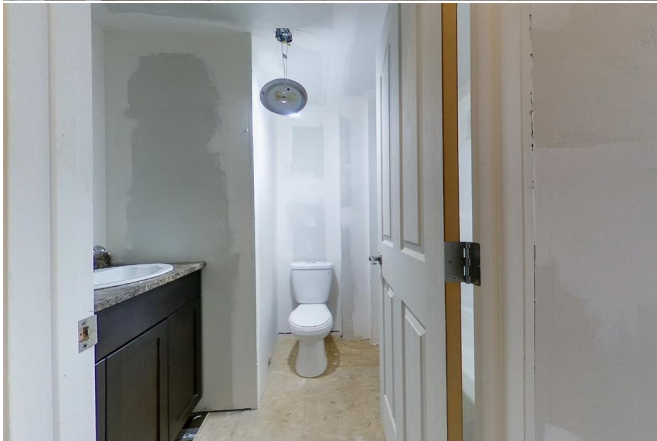
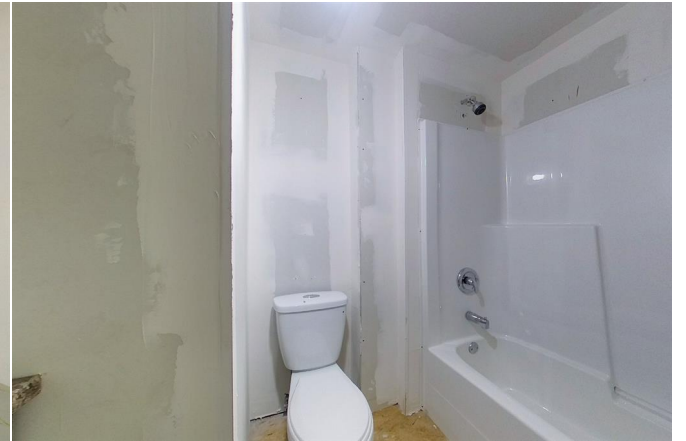
Inclusions: **window coverings, alarm with contract**
Property Listed By: **SELLER DIRECT NORTHERN HOMES REALTY**

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











Main Floor	Exterior Area 1118.51 sq ft Interior Area 1038.18 sq ft Excluded Area 726.75 sq ft
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PREPARED: 2022/09/01

While regions are excluded from total floor area in IGUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2nd Floor	Exterior Area 1008.54 sq ft Interior Area 930.67 sq ft Excluded Area 34.84 sq ft
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PREPARED: 2023/09/01

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Basement (Below Grade)	Exterior Area 1034.37 sq ft
	Interior Area 955.09 sq ft



PREPARED: 2023/09/0

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