



THE
A-TEAM

**RE/MAX
FIRST**

118 MAYFLOWER Bay, Fort McMurray T9K 0H1

MLS®#: **A2213439**

Area: **Timberlea**

Listing Date: **04/21/25**

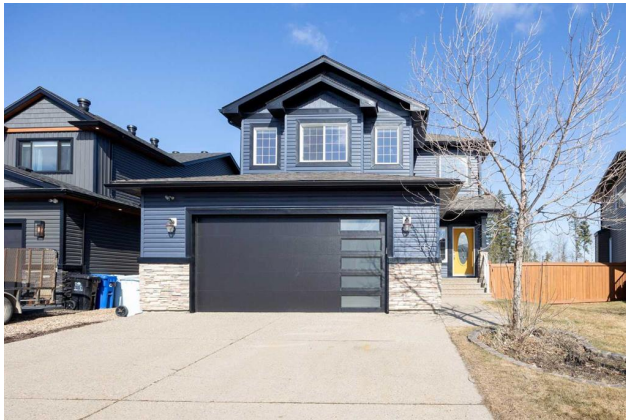
List Price: **\$699,900**

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

Lot Sz Ar:

5,398 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,816

Low Sqft:

Ttl Sqft:

1,816

DOM

38

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,See Remarks

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar,Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`11"
Foyer	Main	6`8" x 8`8"
Laundry	Main	9`5" x 7`3"
4pc Bathroom	Second	4`11" x 9`11"
Bedroom	Second	9`4" x 10`1"
Bedroom - Primary	Second	13`9" x 13`8"
4pc Bathroom	Basement	8`10" x 7`10"

Room	Level	Dimensions
Dining Room	Main	12`0" x 6`0"
Kitchen	Main	12`0" x 13`7"
Living Room	Main	15`1" x 7`0"
5pc Ensuite bath	Second	8`10" x 10`11"
Bedroom	Second	9`4" x 10`1"
Bonus Room	Second	17`1" x 14`11"
Bedroom	Basement	11`9" x 9`11"

Family Room
Game Room

Basement
Basement

10`3" x 10`11"
11`6" x 11`10"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

13`4" x 10`2"
6`2" x 14`3"

Title:
Fee Simple
Legal Desc:

0625490

Zoning:
R1

Remarks

Pub Rmks:

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.

Inclusions:

Refrigerator x2, Stove x2, OTR Microwave x2, Dishwasher x2, Washer/Dryer x 2, A/C, Central Vac, BBQ, Planter Trugs x4, Patio Set top deck w/cushions, Patio Set lower deck w/cushions, Patio table and chairs, Pool w/ all pool equipment, (heater, pump, chemical's and cover), Kitchen table and chairs, ladder, Lawn service May 1 - Sept 30, 2025, Firepit, Garage: Bench, locker, & cabinets.

Property Listed By:

EXP REALTY

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