



THE
A-TEAM

**RE/MAX
FIRST**

121 MALCOLM Bay, Fort McMurray T9K 2M9

MLS® #: **A2222088**

Area: **Timberlea**

Listing Date: **05/16/25**

List Price: **\$344,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Abv Sqft:

1,437

Low Sqft:

Lot Sz Ar:

6,340 sqft

Ttl Sqft:

1,437

Lot Shape:

DOM

55

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Landscaped,Lawn,Level,Pie Shaped Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **None**

Construction:

Mixed

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

See Remarks

Int Feat:

Built-in Features,Ceiling Fan(s),Closet Organizers

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$180

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

RMH-1

Legal Desc:

0220695

Remarks

Pub Rmks:

WOW! Welcome to 121 Malcolm Bay, a 1430+sqft home with a 29'x23' DETACHED GARAGE + RV Parking and just steps from the greenspace. This well maintained home offers THREE bedrooms, 2 bathrooms, central air conditioning, new hot water tank, a gas fireplace and a great layout. Outside you will find an oversized driveway, RV parking, huge garage plus a 6300+sqft pie-shaped lot. All of this in a great Timberlea location and priced to sell, book your private tour today!

Inclusions:

FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

Property Listed By:

EXP REALTY

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





