



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:

Ttl Sqft:

**1,437**

Lot Sz Ar:

**6,340 sqft**

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:

Park Feat:

**Landscaped,Lawn,Level,Pie Shaped Lot  
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

| <u>Room</u>  | <u>Level</u>   | <u>Dimensions</u> | <u>Room</u><br><u>Legal/Tax/Financial</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------|----------------|-------------------|---|--------------|-------------------|
| Condo Fee:   |                | Title:            |   | Zoning:      |                   |
| <b>\$180</b> |                | <b>Fee Simple</b> |   | <b>RMH-1</b> |                   |
|              |                | Fee Freq:         |   |              |                   |
|              |                | <b>Monthly</b>    |   |              |                   |
| Legal Desc:  | <b>0220695</b> |                   |   |              |                   |

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**









