



THE
A-TEAM

**RE/MAX
FIRST**

124 ELM Bay, Fort McMurray T9K0J9

MLS®#: **A2225172**

Area: **Timberlea**

Listing Date: **05/29/25**

List Price: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,518

Low Sqft:

Ttl Sqft:

1,518

Lot Sz Ar:

5,845 sqft

Lot Shape:

DOM

2

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped,Lawn,Pie Shaped Lot

Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Mixed

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers,Jetted Tub,Open Floorplan,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	13`3" x 10`6"
Dinette	Main	7`8" x 11`11"
Laundry	Main	7`5" x 8`11"
Bedroom - Primary	Main	12`4" x 16`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	11`0" x 9`2"
Kitchen	Main	11`1" x 16`5"
Living Room	Main	18`9" x 14`7"

Legal/Tax/Financial

Title: Fee Simple Legal Desc:	Zoning: RMH-1	Remarks
Pub Rmks:	Tucked away at the end of a quiet cul-de-sac in Timberlea, this home doesn't feel like a mobile. It feels like space. It feels like comfort. It feels like yours. With 1516 square feet of living space and no condo fees, this 2008 home gives you room to breathe. There are 3 bedrooms, 2 full bathrooms, and every inch has been used smartly. It sits on a big 5845 square foot lot, and you'll feel it the second you step onto the huge private deck. Step inside. The kitchen is bright and open, with a newer sink, stove, microwave, and dishwasher all replaced in 2022. There's a sharp backsplash, tons of counter space, and a pantry to hide all your snacks. No skylight to worry about leaking either. The dining room opens up through pretty french doors to the deck, making BBQ dinners easy. The living room has a big front window and a fireplace that gives a cozy, welcome-home kind of feel. The primary bedroom is tucked at the back. It's large enough for a king-size bed, and the walk-in closet gives you space for everything. The ensuite bathroom has a jetted corner tub for lazy soaks and a separate shower when you're in a rush. The other two bedrooms are at the opposite end of the home near the second full bathroom, which is a standard 4-piece. If you love spending time outdoors, this backyard is ready. The deck was rebuilt in 2021, and there's still lots of yard left for games, a dog, or your garden plans. There are two sheds for extra storage. And yes, it has central air conditioning installed in 2021, because Fort McMurray summers hit different. The home has had smart updates too. The flooring was updated in 2022. Fresh paint in 2025. New belly bag in 2021. And the neighbours? The kind that look out for each other. It's peaceful here, and there's something special about the way the cul-de-sac feels. Like a pocket of quiet in the middle of everything. AND RV parking is available in this massive yard! You're close to schools, parks, transit, and shopping, but once you're home, it's calm. Whether you're starting out, downsizing, or just tired of condo fees, this home solves a lot of problems: space, peace, affordability, and no shared walls. The extra walk in closet at the front is great for storage too! Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, freezer, BBQ, blinds, window coverings and rods, 2 sheds, and central air conditioning. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?	
Inclusions: Property Listed By:	fridge, stove, dishwasher, microwave, washer, dryer, blinds, window coverings & rods, 2 sheds, air conditioning, freezer, bbq, RE/MAX Connect	

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







