



THE
A-TEAM

**RE/MAX
FIRST**

150 COTTONWOOD CREEK Way, Fort McMurray T9K 2T9

MLS® #: **A2227896**

Area: **Timberlea**

Listing Date: **06/03/25**

List Price: **\$435,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 25-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Lot Sz Ar:

1,294 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,260

Low Sqft:

Ttl Sqft:

1,260

DOM

44

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Other,Private Yard

Construction:

Vinyl Siding

Flooring:

See Remarks,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

Breakfast Bar,Laminate Counters,Open Floorplan,See Remarks,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

8`3" x 5`0"

Bedroom

Main

9`1" x 10`0"

Dining Room

Main

11`4" x 12`0"

Laundry

Main

6`2" x 6`7"

Bedroom - Primary

Main

11`0" x 16`1"

Room

Level

Dimensions

4pc Ensuite bath

Main

7`4" x 10`1"

Bedroom

Main

9`1" x 10`0"

Kitchen

Main

12`0" x 10`0"

Living Room

Main

12`5" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0425986

Zoning:
R1S

Remarks

Pub Rmks: **Affordable Bungalow on a Prime Corner Lot in Timberlea! Don't miss this rare opportunity to own a 3-bedroom, 2-bathroom bungalow on a spacious corner lot in the heart of Timberlea. With 1,260 sq ft of well-designed living space, this home is ideal for first-time buyers or anyone looking to build sweat equity. The open-concept main floor features large windows that flood the space with natural light, durable vinyl plank flooring, and seamless access to a sunny back deck—perfect for entertaining or enjoying your morning coffee. The central kitchen offers a functional layout with a center island and ample cabinetry, while the cozy living room with a gas fireplace adds warmth and charm. Down the hall, you'll find three comfortable bedrooms, including a spacious primary suite with a 4-piece ensuite and direct access to the back deck—your own private retreat. The high-ceiling basement is an incredible blank canvas, ready for your dream development—think rec room, extra bedrooms, or a home gym. Outside, the corner lot offers extra yard space, additional parking potential, and added privacy—making it perfect for families, pets, or future landscaping plans. You'll also love the fully finished, heated 18' x 23' attached garage—great for storage, hobbies, or a workshop. This home offers unbeatable value and potential—book your private viewing today!**

Inclusions:
Property Listed By: **As is where is at the time of possession
ROYAL LEPAGE BENCHMARK**

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









