

# \$548,500 - 146 Mayflower Bay, Fort McMurray

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MLS® #A2211603

## \$548,500

3 Bedroom, 2.00 Bathroom, 1,656 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

146 MAYFLOWER BAY - Original Owner & very well maintained. This 1656 SQFT Modified Bi-Level home sitting on a large corner lot in Timberlea built in 2012 with a separate entrance to the basement also has oversized double attached garage & large oversized driveway giving you lots of parking and room for the RV & Toys! Inside you have 9ft ceilings, large foyer which leads you up to the main floor. First thing you'll notice is the stunning vaulted peak ceiling (18ft +) that carries throughout the main floor; making this home feel very spacious and open! Kitchen has massive eat-up bar island with granite tops; lots of cupboard & counter working space for cooking + corner pantry. You also have large dinning area with patio door access to the large deck and fenced backyard. Off the kitchen you have living room with hardwood floors and corner gas fireplace/mantle. Down the hall you have 4 piece bath, 2 more bedrooms & up a few stairs you have the Primary bedroom over the garage with large ensuite featuring jetted tub, separate double stand up shower and vanity & large walk in closet. Finally you have undeveloped basement with separate entrance awaiting your idea's + Central A/C + Central Vac & finished double attached garage and this home has been kept in very well maintained condition! (no pets, no smoking, no kids) you also have side yard access to the back yard if you need additional parking storage! Ready for quick possession!



Built in 2012

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211603          |
| Price          | \$548,500         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,656             |
| Acres          | 0.12              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 146 Mayflower Bay |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 0H1           |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Additional Parking, Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Oversized |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                                  |
|--------------|----------------------------------|
| Fireplaces   | Gas, Living Room, Mantle         |
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Rain Gutters, Storage  |
| Lot Description   | Corner Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle        |
| Construction      | See Remarks            |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 6                |
| Zoning         | R1               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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