

118 Mayflower Bay
Fort McMurray, Alberta

MLS # A2213439



\$699,900

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| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,817 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, See Remarks | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: Refrigerator x2, Stove x2, OTR Microwave x2, Dishwasher x2, Washer/Dryer x 2, A/C, Central Vac, BBQ, Planter Trugs x4, Patio Set top deck w/cushions, Patio Set lower deck w/cushions, Patio table and chairs, Pool w/ all pool equipment, (heater, pump, chemical's and cover), Kitchen table and chairs, ladder, Lawn service May 1 - Sept 30, 2025, Firepit, Garage: Bench, locker, & cabinets.

Tucked at the end of a quiet cul-de-sac and overlooking the greenspace, 118 Mayflower Bay invites you to settle in and enjoy a truly move in ready home that has been freshly painted. This spacious 4 bedroom, 3.5 bath home is designed for comfort and functionality, featuring an open-concept main floor with rich hardwood flooring, a cozy gas fireplace, and a stylish kitchen complete with espresso cabinetry, new counter tops, stainless steel appliances, and a large island perfect for gathering. The dining area leads directly to the back deck, making indoor-outdoor entertaining a breeze. Upstairs offers a bright bonus room, three generously sized bedrooms, and a serene primary suite with double sinks, a soaker tub, separate shower, walk-in closet and tranquil views overlooking the greenspace. The fully finished walkout basement includes a legal one-bedroom suite with a private entrance, full kitchen, bathroom, and in-suite laundry, ideal for extended family or rental income. Step outside and enjoy summers in your heated natural gas pool, with a backyard wired and ready for a hot tub. This home comes with major exterior upgrades already done for you, including brand new siding, roof, exterior insulation, a new garage door, and all new windows on the right side of the house. The heated double attached garage adds convenience year round. Bonus features include central A/C, included patio furniture, and prepaid lawn care through to September 2025. Located close to parks, trails, and schools, this is a rare opportunity to own a truly turnkey home in a family friendly neighborhood.