



GRASSROOTS
REALTY GROUP

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118 Mayflower Bay
Fort McMurray, Alberta

MLS # A2213439



\$699,900

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		

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.