



**157 Mayflower Crescent
Fort McMurray, Alberta**

MLS # A2287242



\$630,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

Inclusions: Fridge, Stove, Over the range Microwave, Dishwasher, Central A/C, Washer/Dryer, Garage door opener with remote, all existing window coverings, garage heater, garage storage attached to walls

Welcome to this extremely well maintained family home tucked away on a quiet street in Timberlea, just minutes from the beautiful trail systems that wrap around a pond and extends toward Parsons and Stone Creek. From the moment you arrive, the pride of ownership is evident with brick siding accents and a double driveway leading to the oversized 25' x 23' heated garage complete with built in storage and a convenient man door to the backyard, perfect for a future dog run. Step inside to a spacious front entry with a large closet and room to comfortably kick off your boots. The open concept main floor is warm and inviting, featuring hardwood floors, a corner gas fireplace, and a large window overlooking the backyard. The kitchen offers abundant cabinetry, granite countertops, stainless steel appliances (2019), and an island with an eat up bar seating four. The dining area is filled with natural light and provides direct access to the back deck rebuilt six years ago creating seamless indoor outdoor living. Upstairs, the entire level features brand new carpet (February 2026). The bonus room over the garage offers incredible extra living space for the family. The spacious primary bedroom includes a large walk in closet and a 5 piece ensuite with granite countertops, double sinks, a jet tub, and a separate shower. Two additional bedrooms and a full bathroom with granite counters complete the upper level. The fully finished basement is ideal for families or guests, offering a large rec room with a built in cabinetry area complete with a mini fridge, microwave, and snack storage. A massive bedroom with two closets and a full bathroom makes this level perfect for teenagers or visitors. The backyard was refreshed six years ago and is designed for summer enjoyment, featuring a large deck, pergola, and a spacious 10x10 shed for outdoor storage.

Additional updates include: Air conditioning replaced in 2025, New kitchen appliances 2019, New washer and dryer in 2017, Fresh paint throughout entire home (2025), New lighting, faucets, door hinges & handles, floor registers, New hot water tank in 2019, Driveway sealed yearly. This home offers space, functionality, and thoughtful updates throughout the entire home. A property you truly need to see in person to fully appreciate.