

150 Cottonwood Creek Way
Fort McMurray, Alberta

MLS # A2227896



\$445,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: As is where is at the time of possession

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!