

# \$445,900 - 150 Cottonwood Creek Way, Fort McMurray

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MLS® #A2227896

**\$445,900**

3 Bedroom, 2.00 Bathroom, 1,260 sqft  
Residential on 0.03 Acres

Timberlea, Fort McMurray, Alberta

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.



Youâ€™ll also love the fully finished, heated 18â€™ x 23â€™ attached garageâ€”great for storage, hobbies, or a workshop.

This home offers unbeatable value and potentialâ€”book your private viewing today!

Built in 2005

### Essential Information

MLS® #	A2227896
Price	\$445,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.03
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	150 Cottonwood Creek Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan, See Remarks, Vinyl
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	Windows
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Unfinished

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	19
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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