

# \$799,900 - 146 Mayflower Crescent, Fort McMurray

MLS® #A2219416

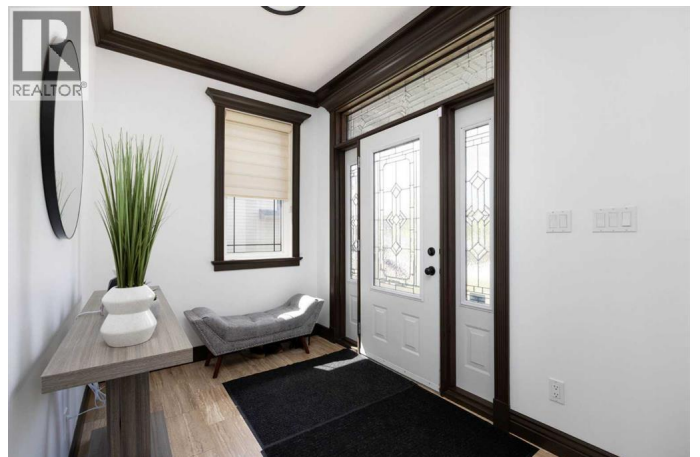
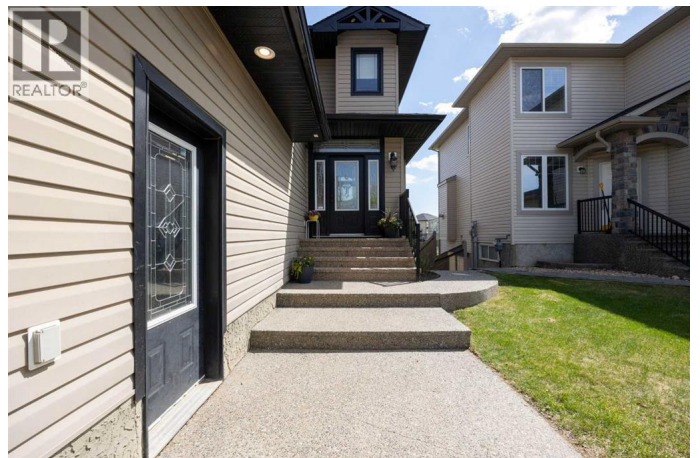
**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,287 sqft

Single Family on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 146 Mayflower Crescent – A Truly Exceptional Custom-Built Home! This stunning residence offers over 3,200 sq ft of thoughtfully designed living space in one of Fort McMurray’s most prestigious neighbourhoods. Perfectly positioned with scenic views of the Birchwood Trails on one side and tranquil walking paths around the pond on the other, this home blends luxury, comfort, and functionality in every corner. Inside, you’ll find 5 spacious bedrooms, a main floor office behind elegant double doors, and a bright upper-level bonus room with vaulted ceilings and wall-to-wall windows. The fully developed walkout basement is ideal for entertaining, complete with in-floor heating, a beautifully finished wet bar featuring upper and lower cabinetry, a bar fridge, sink, and a dishwasher drawer. Standout design features include coffered ceilings in the kitchen and dining areas, Hunter Douglas blinds, gleaming hardwood floors, a striking entryway and a large walk-in coat closet. The chef’s kitchen is sure to impress with a large island including a prep sink and garburator, high-end Electrolux appliances – double built-in ovens, a 6-burner gas cooktop – and updated fridge (2024) and dishwasher (2016). A walk-through pantry connects to a well-appointed scullery with a second sink and bar fridge – ideal for entertaining. The living room boasts a custom wood mantel with statement-making detail. Upstairs, the laundry room is conveniently located near the bedrooms. The two



secondary bedrooms feature double door closets and updated lighting, while the luxurious primary suite offers a serene retreat. Enjoy a large walk-in closet with custom built-ins, a spa-inspired ensuite with a soaker tub (air jets and waterfall feature), dual-head glass shower, and peaceful treed views. Roman shades add a touch of elegance throughout. The walkout basement adds two more bedrooms, a refreshed 4-piece bathroom, and even a second laundry hookups perfect for long-term guests or a separate suite setup. For those who value garage and parking space, this home delivers: a long driveway provides room for an enclosed trailer or recreational toys, plus two additional vehicles. The heated garage features epoxy floors and both hot and cold water taps. Outdoor living is just as impressive, with a covered upper deck with a gas line for BBQ, slate tile flooring, and scenic views. The fully fenced backyard features a covered patio and a hot tub rough-in. There is a swing set as well as a back gate for convenience to the trails. Additional upgrades include new furnace (2025), water softener (2024), and fresh paint throughout the entire property (2024). 146 Mayflower Crescent is more than just a home it's a lifestyle opportunity in one of the most sought-after communities in the city. Check out the photos, floor plans and 3D tour and call today to book your personal viewing. (id:36535)

Built in 2008

Essential Information

Listing #	A2219416
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1

Square Footage	2,287
Acres	0.11
Year Built	2008
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	146 Mayflower Crescent
Subdivision	Timberlea
City	Fort McMurray
Province	Alberta
Postal Code	T9K0H1

### Amenities

Amenities	Park, Schools, Shopping
Features	Wet bar, PVC window, Closet Organizers, Gas BBQ Hookup
Parking Spaces	5
Parking	Attached Garage, Garage, Heated Garage, RV
# of Garages	3

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement Features	Separate entrance, Walk out
Basement Type	Full (Finished)
Basement Development	Finished

### Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

### Listing Details

Listing Office	Courtesy Of JENNIFER FAHEY Of ROYAL LEPAGE BENCHMARK
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