

# \$435,900 - 150 Cottonwood Creek Way, Fort McMurray

---

MLS® #A2227896

**\$435,900**

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	\$435,900
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
-------------------	--

	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	41
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

