\$339,900 - 124 Elm Bay, Fort McMurray

MLS® #A2225172

\$339,900

3 Bedroom, 2.00 Bathroom, 1,518 sqft Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

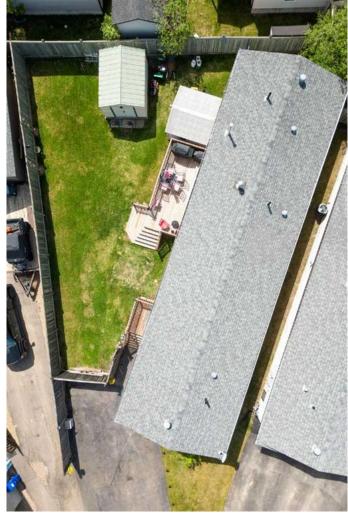
Tucked away at the end of a quiet cul-de-sac in Timberlea, this home doesn't feel like a mobile. It feels like space. It feels like comfort. It feels like yours.

With 1516 square feet of living space and no condo fees, this 2008 home gives you room to breathe. There are 3 bedrooms, 2 full bathrooms, and every inch has been used smartly. It sits on a big 5845 square foot lot, and you'II feel it the second you step onto the huge private deck.

Step inside. The kitchen is bright and open, with a newer sink, stove, microwave, and dishwasher all replaced in 2022. There's a sharp backsplash, tons of counter space, and a pantry to hide all your snacks. No skylight to worry about leaking either. The dining room opens up through pretty french doors to the deck, making BBQ dinners easy. The living room has a big front window and a fireplace that gives a cozy, welcome-home kind of feel. The primary bedroom is tucked at the back. It's large enough for a king-size bed, and the walk-in closet gives you space for everything. The ensuite bathroom has a jetted corner tub for lazy soaks and a separate shower when you're in a rush. The other two bedrooms are at the opposite end of the home near the second full bathroom, which is a standard 4-piece.

If you love spending time outdoors, this backyard is ready. The deck was rebuilt in 2021, and there's still lots of yard left for games, a dog, or your garden plans. There are







two sheds for extra storage. And yes, it has central air conditioning installed in 2021, because Fort McMurray summers hit different. The home has had smart updates too. The flooring was updated in 2022. Fresh paint in 2025. New belly bag in 2021. And the neighbours? The kind that look out for each other. It's peaceful here, and there's something special about the way the cul-de-sac feels. Like a pocket of quiet in the middle of everything. AND RV parking is available in this massive yard! You're close to schools, parks, transit, and shopping, but once you're home, it's calm. Whether you're starting out, downsizing, or just tired of condo fees, this home solves a lot of problems: space, peace, affordability, and no shared walls. The extra walk in closet at the front is great for storage too!

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, freezer, BBQ, blinds, window coverings and rods, 2 sheds, and central air conditioning.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2007

Essential Information

MLS® # A2225172 Price \$339,900

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,518
Acres 0.13
Year Built 2007

Type Residential

Sub-Type Detached

Style Modular Home

Status Active

Community Information

Address 124 Elm Bay Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K0J9

Amenities

Parking Spaces 2

Parking Pad, RV Access/Parking

Interior

Interior Features Closet Organizers, Jetted Tub, Open Floorplan, Vinyl Windows, Walk-In

Closet(s)

Appliances See Remarks

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Basement None

Exterior

Exterior Features Private Yard

Lot Description Landscaped, Lawn, Pie Shaped Lot

Roof Asphalt Shingle

Construction Mixed Foundation Piling(s)

Additional Information

Date Listed May 29th, 2025

Days on Market 9

Zoning RMH-1

Listing Details

Listing Office RE/MAX Connect

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