

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

MLS® #A2225172

**\$339,900**

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

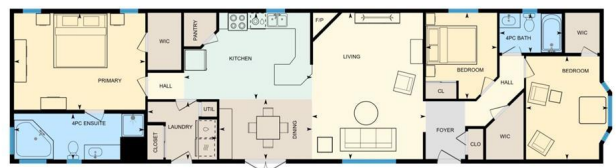
Timberlea, Fort McMurray, Alberta

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'll 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	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	16
Zoning	RMH-1

### Listing Details

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