\$259,000 - 109 Mctavish Crescent, Fort McMurray

MLS® #A2227000

\$259,000

3 Bedroom, 2.00 Bathroom, 1,205 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

\$25,000 IN RECENT UPGRADES INCLUDING SHINGLES, FURNACE, HEAT TRACE AND INSULATION (2025) | Welcome to 109 McTavish Crescent: This beautifully updated three bedroom home offers modern comfort with a cozy vibe featuring a modern white and grey aesthetic including an updated kitchen with quartz countertops. Situated directly across from a playground in the heart of Timberlea, this detached home provides a serene, family-friendly setting at an incredible price!

Gorgeous wide plank flooring flows seamlessly throughout the entire home, complementing the bright and airy kitchen. The kitchen boasts white cabinets, new quartz countertops, a corner pantry, stainless steel appliances, subway tile backsplash, and a long eat-up peninsula, perfect for entertaining and casual dining. With two exterior doorsâ€"one just off the dining areaâ€"you'II enjoy easy access to your yard and deck, ideal for outdoor relaxation.

The open-concept living room is spacious and filled with natural light, featuring stylish grey walls that enhance the modern aesthetic.

Down the hall, you'll find the primary bedroom, complete with a large walk-in closet and a full four piece ensuite bathroom. On the opposite end of the home are two additional bedrooms, including one oversized room with two windows and two closets, providing ample







space and versatility. A second four piece bathroom is conveniently located between these bedrooms, and both bathrooms feature matching white vanities that complement the kitchen cabinetry.

Parking is plentiful with a front parking pad and an RV gate, offering additional storage or parking options in the yard. The backyard also includes an oversized shed with loft storage for extra space. Directly across from the home is a beautiful park and playground, providing a perfect outdoor retreat for families and nature lovers.

This home is move-in ready and available for immediate possession. Schedule your showing today.

Built in 2003

Essential Information

MLS® # A2227000 Price \$259,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,205 Acres 0.10 Year Built 2003

Type Residential Sub-Type Detached

Style Modular Home

Status Active

Community Information

Address 109 Mctavish Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2P2

Amenities

Amenities Snow Removal

Parking Spaces 2

Parking Driveway, Parking Pad, RV Access/Parking

Interior

Interior Features No Smoking Home, Open Floorplan, Quartz Counters, Vaulted

Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator,

Washer/Dryer, Window Coverings, Stove(s)

Heating Forced Air Cooling Central Air

Basement None

Exterior

Exterior Features Fire Pit

Lot Description Back Yard, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

Additional Information

Date Listed July 18th, 2025

Days on Market 104

Zoning RMH-1

Listing Details

Listing Office The Agency North Central Alberta

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.