

# \$514,900 - 114 Cottonwood Creek Way, Fort McMurray

MLS® #A2250444

**\$514,900**

3 Bedroom, 3.00 Bathroom, 2,114 sqft

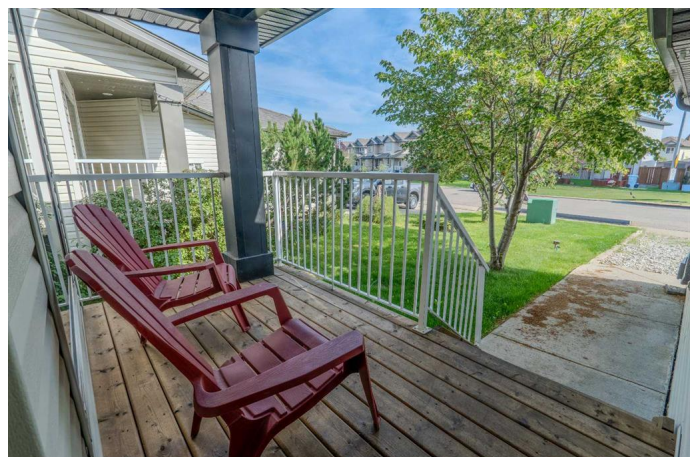
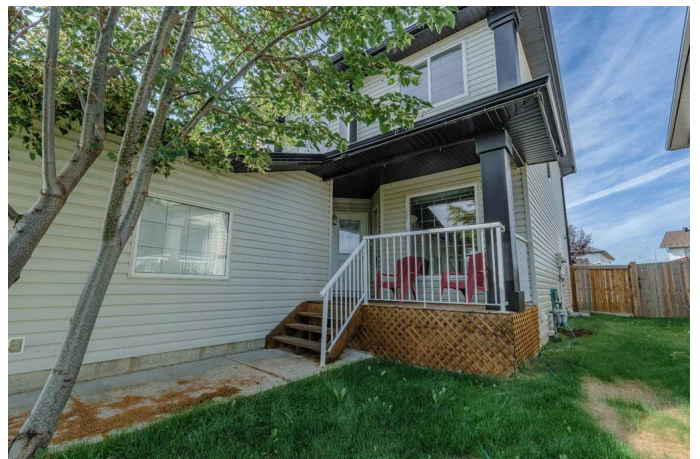
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

114 Cottonwood Creek Way â€” an elegant Timberlea retreat! Welcome to a home where timeless elegance meets family comfort. This stunning 3-bedroom, 2.5-bath, 2-storey residence is designed with both style and function in mind, offering a warm yet sophisticated atmosphere from the moment you step inside. The soaring ceiling in the front entry sets the tone, while the open-concept main floor creates a seamless flow between the kitchen, dining, and family roomâ€”anchored by a cozy gas fireplace that adds warmth and charm. A versatile den/bedroom and main floor laundry further enhance convenience, while the double attached garage and concrete driveway provide both practicality and curb appeal.

The heart of the home, the kitchen, shines with its bright, open design, a central island, track lighting, and corner pantry. The dining area, framed by bay windows, overlooks the landscaped backyard where youâ€™ll find a large deck, hot tub, gazebo, and shedâ€”an outdoor haven perfect for both quiet evenings and lively gatherings.

Upstairs, the executive-style primary suite is a true retreat, featuring its own gas fireplace, space for a private sitting area, a generous walk-in closet, and a spa-inspired 5-piece ensuite with dual sinks and a jetted tub. Two additional bedrooms, both generously sized, share a beautifully updated 4-piece bathroom.



The basement offers a remarkable opportunity to customize your living space. Whether you envision a home theatre, fitness studio, game room, or additional bedrooms, the layout provides flexibility to design a space that perfectly suits your lifestyle—while also offering plenty of room for storage.

Perfectly located close to schools and amenities, 114 Cottonwood Creek Way is more than a home—it’s a statement of comfort and elegance, ready to welcome its next family. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250444    |
| Price          | \$514,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,114       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 114 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, Concrete Driveway  
# of Garages 2

### Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Track Lighting, Walk-In Closet(s), Jetted Tub  
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Mantle, Master Bedroom, Tile  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Storage, Other  
Lot Description Back Yard, Landscaped, Gazebo, Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed August 21st, 2025  
Days on Market 51  
Zoning R1S

### Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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