



**134 Cottonwood Creek Way
Fort McMurray, Alberta**

MLS # A2305871



\$584,900

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|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,667 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Lawn | | |

| | | | |
|--------------------|-------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR microwave, AC, garage heater, garage door opener & remote, alarm system (to be assumed), bsmt entertainment stand, projector screen and projector and sound system, grey cabinets and workbench in the garage, washer, dryer, all blinds, water softener, shed x 2, gazebo

Welcome to 134 Cottonwood Creek Way, this home also offers incredible long-term value and peace of mind with major upgrades already completed, including triple pane windows, a 50-year metal roof, furnace, hot water tank, and central A/C all replaced in 2021, along with the addition of a water softener. The home is also equipped with a sump pump backup system with a Venturi setup, allowing it to continue operating even during a power outage. Perfectly situated in an ideal family neighbourhood within walking distance to 2 elementary schools, 2 high schools, restaurants, grocery stores, banks, public and site bus routes, and all the everyday amenities busy families need. Inside, this beautifully maintained and updated home offers a functional layout with a front sitting room off the entrance, ideal as a second living space, home office, or playroom. The main floor features durable wide plank luxury vinyl plank flooring throughout and an open-concept design connecting the kitchen, dining nook, and living room, creating the perfect space for entertaining and everyday family life. The kitchen is well equipped with stainless steel appliances, a corner pantry, and a large island. A convenient main floor laundry room adds to the home's practicality. Upstairs, the renovated primary ensuite is a true showpiece featuring a freestanding tub, separate shower with tile to the ceiling, granite countertops, and additional storage. The main bathroom has also been upgraded with luxury vinyl plank flooring and granite countertops. Additional features include remote control blinds on the staircase windows. The fully developed basement offers a spacious rec room with plenty of room for both a home gym and movie area. The projector, screen, and sound system are all included, making it ready for movie nights from day one. Also downstairs is a large storage room and a separate space already

roughed in for a future basement bathroom. Outside, enjoy the fully fenced backyard complete with a deck, gazebo, and two storage sheds, including an impressive 10' x 20' shed with a rolling door, perfect for storing toys, bikes, or recreational equipment. The attached double garage is heated for added comfort during the winter months. A move-in ready family home in an unbeatable location with extensive renovations and thoughtful upgrades — this is one you won't want to miss!