

# \$799,900 - 146 Mayflower Crescent, Fort McMurray

MLS® #A2219416

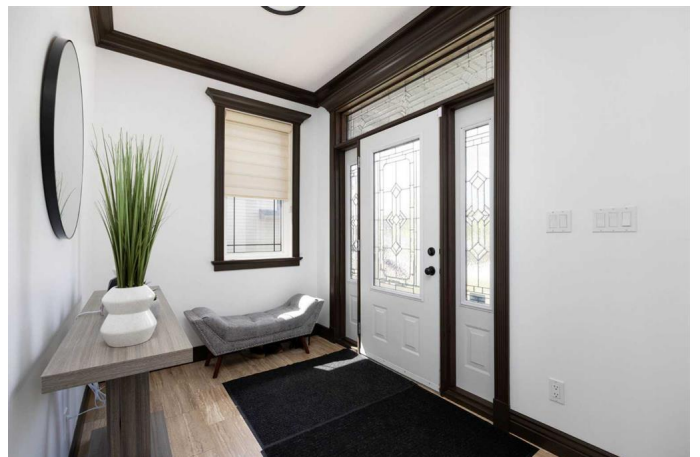
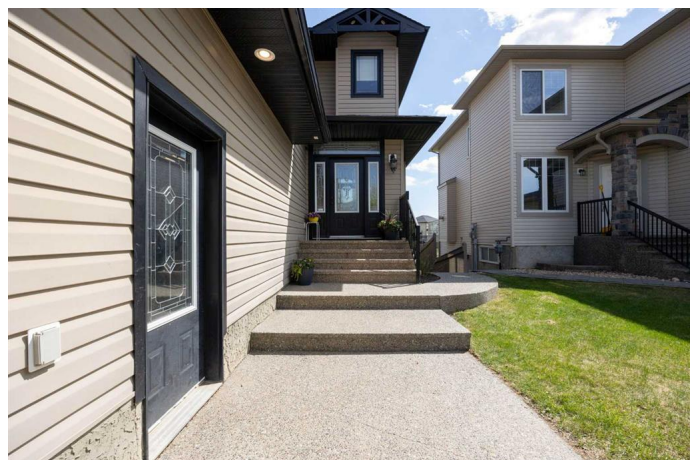
**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,287 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 146 Mayflower Crescent – A Truly Exceptional Custom-Built Home! This stunning residence offers over 3,200 sq ft of thoughtfully designed living space in one of Fort McMurray’s most prestigious neighbourhoods. Perfectly positioned with scenic views of the Birchwood Trails on one side and tranquil walking paths around the pond on the other, this home blends luxury, comfort, and functionality in every corner. Inside, you’ll find 5 spacious bedrooms, a main floor office behind elegant double doors, and a bright upper-level bonus room with vaulted ceilings and wall-to-wall windows. The fully developed walkout basement is ideal for entertaining, complete with in-floor heating, a beautifully finished wet bar featuring upper and lower cabinetry, a bar fridge, sink, and a dishwasher drawer. Standout design features include coffered ceilings in the kitchen and dining areas, Hunter Douglas blinds, gleaming hardwood floors, a striking entryway and a large walk-in coat closet. The chef’s kitchen is sure to impress with a large island including a prep sink and garburator, high-end Electrolux appliances – double built-in ovens, a 6-burner gas cooktop – and updated fridge (2024) and dishwasher (2016). A walk-through pantry connects to a well-appointed scullery with a second sink and bar fridge – ideal for entertaining. The living room boasts a custom wood mantel with statement-making detail. Upstairs, the laundry room is conveniently located near the bedrooms. The two



secondary bedrooms feature double door closets and updated lighting, while the luxurious primary suite offers a serene retreat. Enjoy a large walk-in closet with custom built-ins, a spa-inspired ensuite with a soaker tub (air jets and waterfall feature), dual-head glass shower, and peaceful treed views. Roman shades add a touch of elegance throughout. The walkout basement adds two more bedrooms, a refreshed 4-piece bathroom, and even a second laundry hookups—perfect for long-term guests or a separate suite setup. For those who value garage and parking space, this home delivers: a long driveway provides room for an enclosed trailer or recreational toys, plus two additional vehicles. The heated garage features epoxy floors and both hot and cold water taps. Outdoor living is just as impressive, with a covered upper deck with a gas line for BBQ, slate tile flooring, and scenic views. The fully fenced backyard features a covered patio and a hot tub rough-in. There is a swing set as well as a back gate for convenience to the trails. Additional upgrades include new furnace (2025), water softener (2024), and fresh paint throughout the entire property (2024). 146 Mayflower Crescent is more than just a home—it's a lifestyle opportunity in one of the most sought-after communities in the city. Check out the photos, floor plans and 3D tour and call today to book your personal viewing.

Built in 2008

Essential Information

MLS® #	A2219416
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,287
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	146 Mayflower Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0H1

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Other, Stove(s)
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Lighting, Other, Private Entrance
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	74
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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