

\$327,500 - 205 Mctavish Crescent, Fort McMurray

MLS® #A2244782

\$327,500

3 Bedroom, 2.00 Bathroom, 1,495 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

REDUCED REDUCED!!!! Owners say SELL! If you are looking for a move in ready home, then I have found you the perfect modular. The owners have done a ton of work since purchasing this home and it's not hard to see that a pride of ownership existed here for several years. Enter the home through the garage and leave the muddy boots at the door. Fresh paint and newer vinyl plank floors has turned this home into a warm and inviting space. You won't find much out of place here as owners are very meticulous. The vinyl plank flooring throughout brings out the bright kitchen with white cabinets, loads of cupboard and counter space plus a corner pantry. Stainless steel appliances has this home shining like a diamond. Skylight in kitchen along with several windows give this home a bright open feel. There is no carpet which leaves the home with a clean fresh feeling. Primary bedroom has a walk in closet plus a beautiful ensuite bath with a corner jetted jacuzzi and stand up shower. Two bedrooms share a 4 piece bath that is separate from the primary suite giving lots of privacy for everyone. Let's step out back through the back entry way where the laundry is located and leads out to a massive deck and grassy area. Outdoor storage is available at the back of the modular. The yard is the perfect haven for family gatherings. You have to see this beauty to appreciate the hard work these owners have put into this home. It's time for the next chapter and while they are sad to



leave, they want someone to love the home as much as they did. Call today as this one won't last.

Built in 2003

Essential Information

MLS® #	A2244782
Price	\$327,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,495
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	205 Mctavish Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R7

Amenities

Amenities	Park
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Breakfast Bar, Laminate Counters
Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	None

Basement None

Exterior

Exterior Features Private Yard
Lot Description Front Yard, Landscaped
Roof Asphalt
Construction Vinyl Siding, Wood Frame
Foundation Pillar/Post/Pier

Additional Information

Date Listed August 1st, 2025
Days on Market 90
Zoning RMH-1

Listing Details

Listing Office 3% REALTY FORT MCMURRAY

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