

# \$529,900 - 114 Cottonwood Creek Way, Fort McMurray

MLS® #A2250444

**\$529,900**

3 Bedroom, 3.00 Bathroom, 2,114 sqft

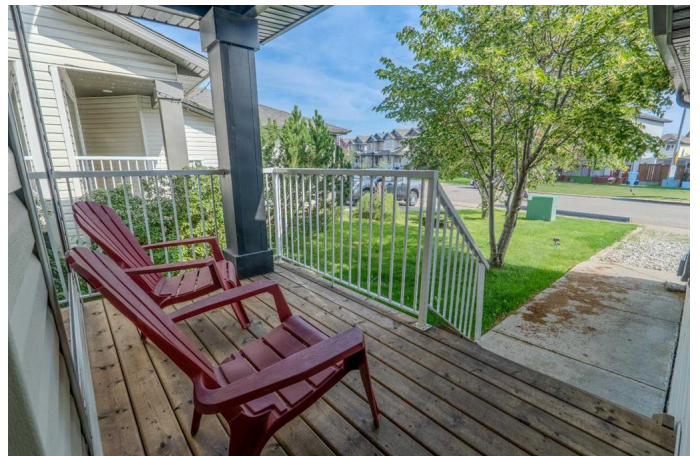
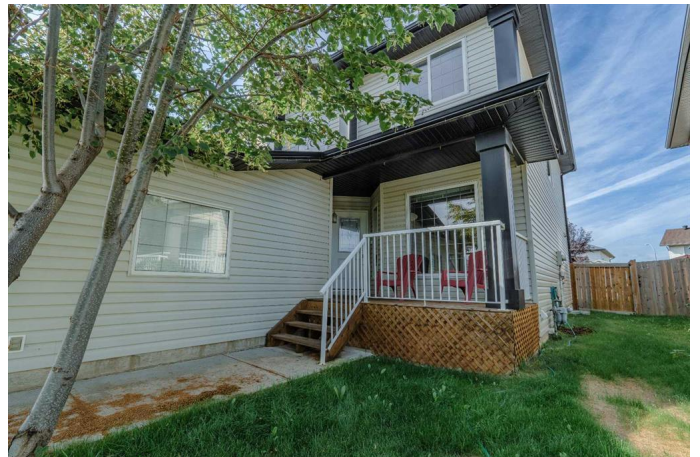
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

114 Cottonwood Creek Way â€” an elegant Timberlea retreat! Welcome to a home where timeless elegance meets family comfort. This beautifully updated 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, was remodelled in 2014 and continues to shine with bright, open design, a central island, track lighting, and a corner pantry. The dining area, framed by bay windows, looks out to the landscaped backyard where youâ€™ll find a large deck, hot tub, gazebo, and shedâ€”an outdoor space made for relaxation and gatherings.

The executive-style primary suite is truly a 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 upstairs are spacious and inviting,



while all bathrooms have been tastefully remodelled in 2023.

This property comes with numerous updates for peace of mind, including a new roof (2020), skylight (2022), furnace (2023), and washer/dryer (2024). The basement offers an excellent opportunity to create your dream space.

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	\$529,900
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	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Track Lighting
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	Other, Storage
Lot Description	Back Yard, Gazebo, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 21st, 2025
Days on Market	1
Zoning	R1S

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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