

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

MLS® #A2250444

\$514,900

3 Bedroom, 3.00 Bathroom, 2,114 sqft

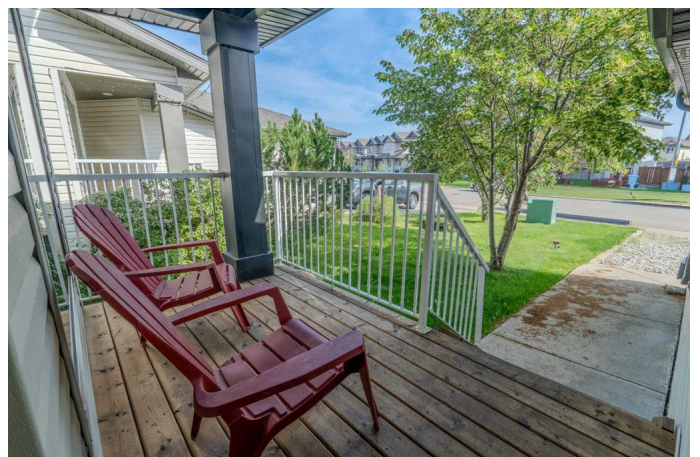
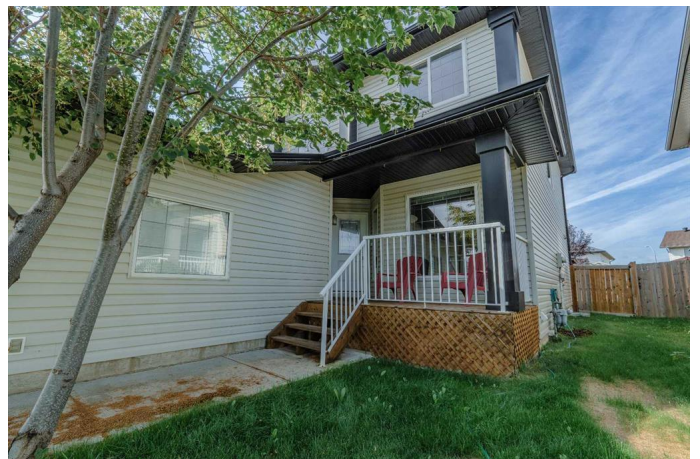
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

114 Cottonwood Creek Way – 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 room—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 you™ll find a large deck, hot tub, gazebo, and shed—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 Concrete Driveway, Double Garage Attached
of Garages 2

Interior

Interior Features Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Track Lighting, Walk-In Closet(s)
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 32
Zoning R1S

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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