

# \$350,000 - 125 Cree Place, Fort McMurray

MLS® #A2229441

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,693 sqft

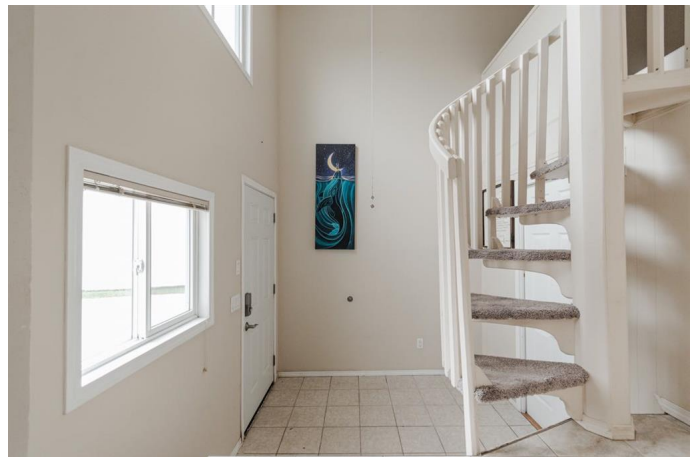
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 125 Cree Place: Nestled on a large pie-shaped lot backing onto beautiful treed green space, this home is tucked away in a quiet cul-de-sac just steps from Tower Road, offering immediate access to scenic trails and endless outdoor adventure. Built in 2008 and offering 1,693 sq/ft of living space, this home stands out with its spacious 24x20 attached garage with in-floor heat—ideal for a workshop, man cave, recreational space, or protected parking year-round. The massive driveway provides ample room for multiple vehicles, your ATV or even a camper, perfectly complementing the outdoor lifestyle this home supports.

Step inside through the addition, where a large, welcoming entry offers plenty of space to drop your bags and settle in. This versatile space also includes a fourth bedroom—ideal as a home office or guest room—a family room with access to the back deck, and even a loft space accessed by a charming spiral staircase, perfect for storage or a kids'™ play area.

The main living space is bright and open with an abundance of natural light, thanks to large windows, a skylight and a soft, airy colour palette. The kitchen is well-appointed with light cabinetry, upgraded extended pantry storage, and ample counter space for everyday cooking and entertaining. The adjacent living room features a natural gas fireplace, creating a cozy and functional layout that flows beautifully while luxury vinyl plank flooring runs



throughout the entire open living space. At the rear of the home, the spacious primary suite is a peaceful retreat, featuring an ensuite bathroom with built-in shelving and surrounding windows that create a light-filled, serene place to start your day. A linen closet provides added storage. Two additional bedrooms and a full four-piece bathroom are located at the opposite end of the home, creating a comfortable layout for families or guests. Additional upgrades include kitchen appliances and the two hot water tanks in the garage replaced in 2015, new heat trace (2022), a new washing machine (2024), and central A/C. The home is built on steel piles for added peace of mind. Outside, enjoy a fully fenced yard with mature trees, a garden shed, a portable fire pit, and no rear neighboursâ€”offering both privacy and tranquillity with no condo fees. With multiple bus stops nearby and a hill in the back for kids to toboggan on, plus a gate included that can be added back to enclose the yard. This one-of-a-kind property blends space, comfort, and lifestyle in a setting that feels like home. Schedule your private tour of 125 Cree Place today.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229441    |
| Price          | \$350,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,693       |
| Acres          | 0.13        |
| Year Built     | 2001        |
| Type           | Residential |

|          |              |
|----------|--------------|
| Sub-Type | Detached     |
| Style    | Modular Home |
| Status   | Active       |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 125 Cree Place |
| Subdivision | Timberlea      |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |
| Province    | Alberta        |
| Postal Code | T9K 1Y6        |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                         |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking, Front Drive, Insulated, Side By Side |
| # of Garages   | 2                                                                                                                                         |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings            |
| Heating           | In Floor, Forced Air                                                                                              |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas                                                                                                               |
| Basement          | None                                                                                                              |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, Views |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Vinyl Siding                                                                                                    |
| Foundation        | Piling(s)                                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 86              |
| Zoning         | RMH             |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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