

\$534,900 - 110 Chandler Bay, Fort McMurray

MLS® #A2200385

\$534,900

5 Bedroom, 3.00 Bathroom, 1,284 sqft
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome Home to 110 Chandler Bay!

Tucked away in a quiet cul-de-sac, this beautifully updated bi-level is the perfect place to call home! With a south-facing backyard, you'll love soaking up the sunshine while enjoying gorgeous views of Syncrude Athletic Park—just steps away from ball diamonds, a bike park, a splash pad, and more!

Inside, this home is completely carpet-free and features vaulted ceilings, creating a bright and airy feel. The heart of the home is the stylish kitchen, boasting two-tone cabinets, quartz countertops (2015), tile backsplash (2015), and sleek black fixtures (2025). It's also equipped with a pantry, an updated fridge (2016), an induction stove (2017), and a brand-new dishwasher. The dining room and adjacent living room are warm and inviting, featuring updated hardwood floors (2014) and a gorgeous gas fireplace with an updated stone surround (2015). The main floor offers three spacious bedrooms and two full bathrooms, both updated in 2016 with new vanities and flooring. The primary suite is a retreat of its own, featuring a PAX built-in closet system and a jetted tub in the ensuite—perfect for unwinding after a long day!

Downstairs, the fully renovated basement (2024) is fresh and modern with vinyl plank flooring, board and batten feature walls, and



fresh paint. It offers a huge family/rec room with an electric fireplace, two additional bedrooms, and a beautifully updated third full bathroom. A full-sized laundry/utility room with a wash sink adds even more convenience.

Outside, there's plenty of space for all your toys! The heated attached garage is wired 220V, has a separate panel, and ventilation. The rear detached garage (11'10" x 30'5") (constructed in 2023) offers even more storage and parking. Plus, the triple-wide driveway makes parking a breeze!

The backyard is an entertainer's dream, complete with a rear deck, a dog run, a cozy patio with a fire pit, and even a veggie garden!

Recent upgrades include a new sump pump (2024), and major systems are taken care of with a newer furnace and hot water tank (2016).

This home is move-in ready and waiting for its next owners to love it as much as the current ones have! Don't wait—book your private tour today!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200385 |
| Price | \$534,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,284 |
| Acres | 0.11 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |

Style Bi-Level
Status Active

Community Information

Address 110 Chandler Bay
Subdivision Timberlea
City Fort McMurray
County Wood Buffalo
Province Alberta
Postal Code T9K 2P8

Amenities

Parking Spaces 6
Parking Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, See Remarks, Single Garage Detached, 220 Volt Wiring
of Garages 3

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating Fireplace(s), Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Electric, Gas, Living Room, Stone, Mantle, See Remarks, Recreation Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard, Storage
Lot Description Back Yard, Cul-De-Sac
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 12
Zoning R1S

Listing Details

Listing Office EXP REALTY

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