

# \$344,900 - 121 Malcolm Bay, Fort McMurray

MLS® #A2222088

## \$344,900

3 Bedroom, 2.00 Bathroom, 1,437 sqft  
Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

WOW! Welcome to 121 Malcolm Bay, a 1430+sqft home with a 29'x23' DETACHED GARAGE + RV Parking and just steps from the greenspace. This well maintained home offers THREE bedrooms, 2 bathrooms, central air conditioning, new hot water tank, a gas fireplace and a great layout. Outside you will find an oversized driveway, RV parking, huge garage plus a 6300+sqft pie-shaped lot. All of this in a great Timberlea location and priced to sell, book your private tour today!

Built in 2003

## Essential Information

MLS® #	A2222088
Price	\$344,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,437
Acres	0.15
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	121 Malcolm Bay
Subdivision	Timberlea



City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2M9

### Amenities

Amenities	None
Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

### Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

### Additional Information

Date Listed	May 16th, 2025
Days on Market	38
Zoning	RMH-1

### Listing Details

Listing Office	EXP REALTY
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