



THE
A-TEAM

**RE/MAX
FIRST**

132 MITCHELL Drive, Fort McMurray T9K 2P1

MLS®#: **A2093398**

Area: **Timberlea**

Listing Date: **11/14/23**

List Price: **\$329,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2002

Lot Information

Lot Sz Ar:

4,219 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,195

Low Sqft:

Ttl Sqft:

1,195

DOM

172

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Single Wide Mobile Home

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,On Street,Oversized,Parking Pad,RV Access/Parking,RV Gated,Side By Side,Tandem

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Laminate Counters,No Smoking Home,Open Floorplan,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`7"
Bedroom	Main	9`1" x 11`1"
Dining Room	Main	6`3" x 9`4"
Laundry	Main	7`11" x 9`2"
Bedroom - Primary	Main	12`0" x 12`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	6`7" x 8`7"
Bedroom	Main	9`0" x 8`7"
Eat in Kitchen	Main	14`8" x 16`11"
Living Room	Main	14`8" x 15`0"

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks:

Welcome to 132 Mitchell Drive: With an attached 32" long garage and plenty of updates including a New Furnace, New A/C and New Hot Water Tank (all 2023), this move in ready home is in pristine condition and located in a great Timberlea neighbourhood surrounded by parks, fields and trails making this the perfect home for anyone who loves outdoor adventures! Fresh grey paint covers the walls (2022) of the open main living space that feels inviting and bright with vaulted ceilings and warm coloured floors, then a new light fixtures hangs over the dining room and light coloured counters in the kitchen complement the refinished navy cabinets perfectly. Extra storage is found just off the kitchen in this uniquely laid out home, then past the laundry you'll find the primary bedroom tucked away at the back with a large closet and 4pc ensuite bathroom complete with a soaker tub and linen closet for extra storage space. On the opposite end of the home, two bedrooms and a 4pc bathroom can be found, the larger bedroom overlooks the front of the yard and the bathroom next to it has a vanity with refinished cabinets and a newer rustic vanity light and mirror to go with the overall farmhouse aesthetic of the home! The outdoor space will be a big selling feature for this home with a sunny fenced yard, large deck with an awning if shade is needed and the front RV gate allows access for you to bring your toys or vehicles into the heated garage where a built in work bench and upper storage provides optimal added storage space. The garage has a man door to the side yard and three windows for plenty of natural light. This beautiful home has a lot of great features and is listed at a great price - schedule a tour today!

Inclusions:
Property Listed By:

**Hood Fan, Exterior Awning off of the Living Room, Garage Heater, Garage Remote(s)
The Agency North Central Alberta**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









