



THE
A-TEAM

**RE/MAX
FIRST**

432 CREE Road, Fort McMurray T9K 1Y4

MLS®#: **A2105078**

Area: **Timberlea**

Listing Date: **02/01/24**

List Price: **\$279,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 10-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1999**

Lot Information

Lot Sz Ar: **4,145 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,208**
Low Sqft:
Ttl Sqft: **1,208**

DOM

86

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Yard,Landscaped,Private,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Laminate Counters,Open Floorplan,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`1" x 12`0"
Dining Room	Main	10`3" x 5`5"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	7`8" x 8`9"

Room	Level	Dimensions
Kitchen	Main	19`4" x 9`4"
4pc Ensuite bath	Main	0`0" x 0`0"
Living Room	Main	14`11" x 14`9"
Bedroom	Main	9`11" x 12`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

9825923

RMH

Remarks

Pub Rmks:

432 Cree Rd! NO CONDO FEES!! Gorgeous 3 bedroom, 2 bath mobile with loads of renovations!! Nestled in Timberlea, this property is conveniently situated near bus routes, schools, walking trails, parks, playgrounds, shopping and more. Step inside, and you'll discover a open concept floorplan with a generously sized living room area offering laminate flooring, neutral paint throughout, and updated trim. The kitchen features stainless steel appliances, a breakfast bar, spacious dining area, and plenty of cupboard and countertop space. The master bedroom comes complete with it's own ensuite and ample closet space. Towards the front of the property, you'll find two additional bedrooms, a full bathroom. The exterior boasts a driveway paved with stones, providing parking for two vehicles, a fully fenced yard offering a great space for kids & pets to play, not one but two sheds, and a large deck at the rear of the house. The exterior has been upgraded with new siding, stone accents, shingles, and skirting. Notably, this property also includes central A/C ! Don't miss the chance to schedule your personal viewing of this immaculate mobile home. Call today!

Inclusions:

Property Listed By:

**Pool, Gazebo, 2 sheds, Firepit
COLDWELL BANKER UNITED**

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







