



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**381 CREE Road, Fort McMurray T9K 1Y4**

MLS®#: **A2119693**

Area: **Timberlea**

Listing Date: **04/02/24**

List Price: **\$269,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1999**

Lot Information

Finished Floor Area

Lot Sz Ar:

**4,239 sqft**

Lot Shape:

Abv Sqft:

**1,201**

Low Sqft:

Ttl Sqft:

**1,201**

DOM

**47**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Single Wide Mobile Home**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Street Lighting**

**Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard,Storage**

Construction:

**Mixed,Vinyl Siding,Wood Frame**

Flooring:

**Vinyl**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Kitchen Island,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 11`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`4" x 11`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`2" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`7" x 11`10"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`7" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 8`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 14`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 14`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9825923**

Zoning:  
**RMH**

Remarks

Pub Rmks:

**\*\*SELLER IS OFFERING \$2,000 PAINT CREDIT AT CLOSING\*\* Welcome to 381 Cree Road located in Timberlea with NOCONDO FEES! This ready to move in 3 bedrooms and 2 bathrooms home is bolstered with new vinyl throughout, new appliances, new sink and faucet and new countertops in the kitchen. The large open concept bright living space has a fire place for cozy nights and flows seamlessly into the kitchen with an island at it center. Down the hall is a laundry/utility room that is equipped with side-by-side washer/dryer. At the back of the house is the primary bedroom with a 4 pieces ensuite and walk-in-closet. On the other side of the home are two good-sized bedrooms and another 4-piece bath with a tub/shower combo. On the side of the home is a large wooden deck that overlooks the fully fenced yard perfect for entertaining in the warmer months. Located at the back of the house is a shed for extra storage space. Large driveway with space for RV parking. Roof is 10 years old. Call today to book your showing!**

Inclusions:  
Property Listed By:

**Fridge, Microwave, Dishwasher, Stove, washer/dryer  
KIC Realty**

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











