



THE
A-TEAM

**RE/MAX
FIRST**

205 CREE Road, Fort McMurray T9K 1X8

MLS®#: **A2122952**

Area: **Timberlea**

Listing Date: **04/15/24**

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:

1997

Lot Information

Finished Floor Area

Abv Sqft:

1,209

Low Sqft:

Lot Sz Ar:

4,202 sqft

Ttl Sqft:

1,209

Lot Shape:

DOM

34

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Front Yard,Landscaped,Private

Park Feat:

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Metal Frame,Vinyl Siding,Wood Frame

Flooring:

Vinyl,Vinyl Plank

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl:

Dishwasher,Gas Water Heater,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Bar,Ceiling Fan(s),Pantry

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-------------|----------------------|
| 4pc Bathroom | Main | 8`10" x 5`1" |
| Bedroom | Main | 8`11" x 8`3" |
| Dining Room | Main | 7`7" x 11`2" |
| Laundry | Main | 7`3" x 8`8" |
| Bedroom - Primary | Main | 12`5" x 11`9" |

| Room | Level | Dimensions |
|-------------------------|-------------|-----------------------|
| 4pc Ensuite bath | Main | 14`7" x 5`0" |
| Bedroom | Main | 12`5" x 8`3" |
| Kitchen | Main | 7`3" x 20`8" |
| Living Room | Main | 14`10" x 15`0" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9723835

Zoning:
RMH

Remarks

Pub Rmks:

Welcome to this remarkable listing in the heart of Timeblea! This charming 1200 Sqft mobile home is a true gem, offering a blend of modern comforts and convenience with NO CONDO FEES. Step inside and you'll find a home that has been meticulously cared for. The new roof and siding replaced in 2014 ensuring not just curb appeal but also peace of mind for years to come. Meanwhile, the hot water tank and furnace, both replaced in 2016. Inside, the layout flows seamlessly, with 3 cozy bedrooms complemented by an open-concept living room and kitchen area, perfect for gatherings and relaxation alike with a BOUNS OF NO CARPET. And let's not forget the outdoor space - a large deck for morning coffees or evening barbecues. Picture yourself pulling into the large driveway, greeted by a spacious 24 x 14 garage complete with a convenient storage area... Do not miss this chance your change at seeing this home.. call today and book your own private showing!!!!!!

Inclusions:
Property Listed By:

FIRE PIT
EXP REALTY

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





