



THE
A-TEAM

**RE/MAX
FIRST**

296 CREE Road, Fort McMurray T9K 1Y3

MLS®#: **A2145354**

Area: **Timberlea**

Listing Date: **09/09/24**

List Price: **\$249,900**

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**

Finished Floor Area
Abv Sqft: **1,203**
Low Sqft:
Ttl Sqft: **1,203**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,040 sqft**
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Lawn,No Neighbours Behind,Landscaped,Private,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Laminate Counters,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	8`8" x 7`9"
Foyer	Main	5`10" x 13`5"
Laundry	Main	7`9" x 8`5"
Bedroom - Primary	Main	12`2" x 11`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	12`0" x 9`5"
Eat in Kitchen	Main	14`9" x 20`0"
Living Room	Main	14`9" x 13`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9824993

Zoning:
RMH

Remarks

Pub Rmks:

NO condo fees! Looking for fast possession? Nothing to do but move in? You have found the right spot with 296 Cree Road. No neighbours behind backing Tower Road. Welcome to this spacious 3-bedroom, 2-bath mobile home in the heart of Timberlea. This 1,200 sq ft gem offers all the comforts and space a growing family could need. Step into the bright, open-concept kitchen, where you'll find a walk-in pantry that makes organizing groceries a breeze, and plenty of counter space for meal prep, baking, or setting out snacks for the kids. The adjoining living room is perfect for cozy nights in, with a welcoming fireplace to gather around after a long day. The primary bedroom is your private oasis, featuring a large closet with room for all your belongings, and enough space to comfortably fit a king-sized bed. The 4-piece ensuite promises relaxation, with a tub ready for soaking and a separate shower for those busy mornings. The additional two bedrooms are perfect for the kids, guests, or even a home office, while the second 4-piece bathroom is easily accessible for everyone. One of the things the current owners love most about this home is the sense of space. With its 1,200 sq ft layout, there's plenty of room to spread out, whether you're enjoying family dinners or hosting friends for a summer BBQ on the spacious lot. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Inclusions:
Property Listed By:

**fridge, stove, OTR microwave, dishwasher, washer & dryer, deep freezer, window coverings, garden shed
RE/MAX FORT MCMURRAY**

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