



THE
A-TEAM

**RE/MAX
FIRST**

260 HARPE Way, Fort McMurray T9K 2K9

MLS® #: **A2147984** Area: **Timberlea** Listing Date: **07/09/24** List Price: **\$202,308**
 Status: **Active** County: **Wood Buffalo** Change: **-\$6k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **4,187 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,520**
 Low Sqft:
 Ttl Sqft: **1,520**

DOM

69
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **Modular Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Floor Furnace,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Mixed**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Pillar/Post/Pier**

Kitchen Appl: **None**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`0" x 14`4"	4pc Bathroom	Main	0`0" x 0`0"
Eat in Kitchen	Main	13`5" x 13`4"	Dining Room	Main	10`5" x 10`8"
Bedroom - Primary	Main	13`0" x 13`4"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	14`6" x 8`3"	Bedroom	Main	9`3" x 10`0"
Bedroom	Main	10`6" x 9`0"			

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0024894**

Remarks

Pub Rmks: **ARE YOU LOOKING FOR SPACE BUT AT A PRICE THAT WON'T BREAK THE BANK? DO YOU HAVE TOYS AND NEED STORAGE? THEN LOOK NO FURTHER! Come CHECK OUT 260 Harpe Way. This property can shine bright like a diamond with a little sweat equity put here. The OPEN CONCEPT floor plan features a spacious living room with wood burning fireplace, good size kitchen and dining area, 4 bedrooms and 2 full bathrooms! The yard is a great size for kids and pets. Nestled in the heart of Timberlea near the Syncrude Ballpark, Schools, bus route and shopping, this is the PERFECT Place to call home! Condo fees are low at \$175.00 per month. Home is sold as is where is and schedule A must accompany all offers.**

Inclusions:
Property Listed By: **n/a
RE/MAX FORT MCMURRAY**

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





