



THE
A-TEAM

**RE/MAX
FIRST**

169 CREE Road, Fort McMurray T9K 1X7

MLS®#: **A2151606**

Area: **Timberlea**

Listing Date: **07/22/24**

List Price: **\$334,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2000**
Lot Information
Lot Sz Ar: **5,027 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,735**
Low Sqft:
Ttl Sqft: **1,735**

DOM

56
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking
Ttl Park: **4**
Garage Sz:

Access:
Lot Feat: **Front Yard,Private**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`2"
Bedroom	Main	8`7" x 10`0"
Bedroom	Main	9`4" x 12`2"
Family Room	Main	14`10" x 15`0"
Laundry	Main	5`9" x 10`1"
Bedroom - Primary	Main	11`10" x 12`11"

Room	Level	Dimensions
4pc Bathroom	Main	14`9" x 7`3"
Bedroom	Main	15`8" x 7`3"
Dining Room	Main	9`7" x 12`2"
Kitchen	Main	6`7" x 12`9"
Living Room	Main	15`8" x 25`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9723835

Zoning:
RMH

Remarks

Pub Rmks: **Welcome to your spacious and comfortable MOBILE in Timberlea! This fantastic mobile home offers all the conveniences of living without the hassle of NO CONDO FEES. Features:4 Bedrooms, 2 Bathrooms, Massive Bonus Living Area, Large side deck,Huge Parking Space for Camper or More . The shingles were replaced 2015 on main home, furnace and hot water tank were replaced in 2021. Kitchen has been upgraded with beautiful backsplash. Nestled in the tranquil community of Timberlea, this mobile home boasts a generous bonus living space for all your entertaining needs. Whether you need an extra room for family gatherings, a home office, or a playroom for the kids, this home has you covered. With a sizable parking area, you'll have room for your camper, boat, or any other outdoor gear you desire. Enjoy the freedom of having ample space for your hobbies and adventures. Don't miss out on this opportunity to own a beautiful mobile home with no condo fees and amazing extras. Contact today to schedule a viewing and make this Timberlea gem your own!**

Inclusions: **N/A**
Property Listed By: **EXP REALTY**

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