

**252 CREE Road, Fort McMurray T9K 1X8**

MLS®#: **A2151798** Area: **Timberlea** Listing Date: **07/22/24** List Price: **\$225,000**  
 Status: **Pending** County: **Wood Buffalo** Change: **-\$30k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Fort McMurray**  
 City/Town: **Fort McMurray**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **4,133 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,204**  
 Low Sqft:  
 Ttl Sqft: **1,204**

DOM

**56**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Modular Home**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Floor Furnace** **See Remarks**  
 Sewer: Flooring: **Carpet,Laminate,Linoleum**  
 Ext Feat: **None** Water Source:  
 Fnd/Bsmt: **Pillar/Post/Pier**

Kitchen Appl: **See Remarks**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 9`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`3" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`6" x 7`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 7`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`0" x 8`9"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9824993**

Zoning:  
**RMH**

Remarks

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Pub Rmks: **FANTASTIC OPPORTUNITY AWAITS THE SAVVY BUYER! NO CONDO FEES! 3 BEDROOMS, NO CARPET, 2 FULL BATHS, BEAUTIFUL KITCHEN AND A GREAT YARD ! Nestled near schools, shopping, bus route, this home will be sure to please the most discerning of buyers! Listed under \$260,000 this one will go quick! CALL NOW TO VIEW. Home is sold as is where is without any seller's warranties or representations. Schedule A must accompany all offers.**

Inclusions: **all as is where is if they exist on closing per schedule A**

Property Listed By: **RE/MAX FORT MCMURRAY**

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