



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**165 MITCHELL Drive, Fort McMurray T9K 2P1**

MLS®#: **A2168499**

Area: **Timberlea**

Listing Date: **10/02/24**

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: **2003**

Finished Floor Area  
Abv Sqft: **1,314**

Lot Information

Lot Sz Ar: **4,499 sqft**  
Lot Shape:

Low Sqft:  
Ttl Sqft: **1,314**

DOM

**51**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Lawn,Landscaped,See Remarks**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**  
Int Feat: **See Remarks,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 11`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 11`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`0" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`2" x 11`4"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`4" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 8`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 14`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 13`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$160**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-1**

Legal Desc: **0220695**

Remarks

Pub Rmks: **Welcome to this well-maintained gem with an impressive 15' x 17' DETACHED GARAGE—perfect for hobbyists or extra storage! The garage boasts a concrete floor, garage door, and is easily accessible through a double-gated driveway that accommodates two vehicles side by side. This home offers ample parking out front and in the garage—a rare find! Step inside to a bright, airy kitchen complete with stainless steel appliances, a movable island, a corner pantry and eat up bar. The kitchen opens to the dining nook that has more cabinetry and a built in china cabinet. Boasting extra space with its 18' wide layout, making it feel more open and spacious than most homes in the area. You'll truly feel the difference in the large living room and generously-sized bedrooms, offering more room to relax and live comfortably. Enjoy a carpet-free home, with tile floors in the entryway and main bathroom, hardwood in bedroom #2 and laminate throughout the other bedrooms. The primary bedroom is a retreat with crown moulding, a walk-in closet, and a 4-piece ensuite. The back mudroom with a large double-door closet and leads to the backyard and ground-level deck, with mature towering aspen trees for privacy, perfect for outdoor entertaining. Plus, you'll appreciate the laundry has its own room with stackable front-loading washer and dryer, and storage space. Recent upgrades include new shingles and a rebuilt furnace (2019), along with the comfort of central air conditioning. This home has been meticulously maintained by its long term owners and the pride of ownership shines through. If you are looking for a move-in-ready home with nothing left to do then welcome home.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, central ac, all window coverings, island (neg), furniture (neg)**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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









0' 0" 10' 0" 20' 0" 30' 0" 40' 0" 50' 0" 60' 0" 70' 0" 80' 0" 90' 0" 100' 0"