



THE
A-TEAM

**RE/MAX
FIRST**

248 HARPE Way, Fort McMurray T9K2K9

MLS®#: **A2175626**

Area: **Timberlea**

Listing Date: **10/25/24**

List Price: **\$190,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 11-Dec**

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: **1,214**
Low Sqft:
Ttl Sqft: **1,214**

DOM

57
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Pillar/Post/Pier**

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar, Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`11" x 9`6"
Bedroom	Main	9`11" x 8`1"
Kitchen	Main	14`10" x 17`0"
Living Room	Main	14`10" x 13`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`8" x 5`1"
Bedroom	Main	9`3" x 10`6"
Laundry	Main	11`0" x 5`11"
Bedroom - Primary	Main	14`10" x 10`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$175

Fee Simple

RMH-1

Fee Freq:

Monthly

Legal Desc:

0024894

Remarks

Pub Rmks: **Greenbelt location! This well kept mobile sits in the heart of Timberlea close to trails, SAP, schools, shopping, bus routes etc. This home offers 3 bedrooms including a primary room with a walk in closet and full ensuite. Living room offers an abundance of space and features a gas fireplace. Kitchen has loads of cupboard/countertop space making it ideal for those cooking enthusiasts! This home displays an open-concept, where natural light fills every corner through large, expansive windows. With a layout designed for effortless flow, this space feels airy, welcoming, and perfect for modern living.. Call for your personal tour**

Inclusions: **As is, Where is at time of possession**

Property Listed By: **EXP REALTY**

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



