



THE
A-TEAM

**RE/MAX
FIRST**

137 MITCHELL Drive, Fort McMurray T9K 2P1

MLS® #: **A2182791**

Area: **Timberlea**

Listing Date: **12/06/24**

List Price: **\$170,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2002

Lot Information

Finished Floor Area

Abv Sqft:

1,520

Low Sqft:

Lot Sz Ar:

4,111 sqft

Ttl Sqft:

1,520

Lot Shape:

DOM

15

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Double Wide Mobile Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Cedar,See Remarks

Flooring:

See Remarks

Water Source:

Fnd/Bsmt:

See Remarks

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks**

Utilities:

Room Information

Room

Bedroom

Bedroom - Primary

Dining Room

Mud Room

4pc Bathroom

Level

Main

Main

Main

Main

Main

Dimensions

9`9" x 9`10"

13`0" x 13`2"

10`10" x 8`11"

8`5" x 8`6"

0`0" x 0`0"

Room

Bedroom

Living Room

Kitchen

4pc Ensuite bath

Level

Main

Main

Main

Main

Dimensions

9`0" x 10`10"

18`8" x 14`3"

19`5" x 9`11"

0`0" x 0`0"

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks: **PUT YOUR SWEAT EQUITY HERE AND MAKE THIS HOME SHINE LIKE A DIAMOND! This SPACIOUS manufactured home has been prepped for your personal touches. Features 3 bedrooms and 2 bathrooms (roughed in), a great size yard and big shed. Situated in the neighborhood of Morgan Heights, close to schools, trails, greenspace, shopping and more! Property is sold as is where is without any seller's warranties or representations.**

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







