



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  
Lot Sz Ar: **4,111 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,520**  
Low Sqft:  
Ttl Sqft: **1,520**

DOM

**45**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **See Remarks**  
Park Feat: **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	Level	Dimensions
Bedroom	Main	9`9" x 9`10"
Bedroom - Primary	Main	13`0" x 13`2"
Dining Room	Main	10`10" x 8`11"
Mud Room	Main	8`5" x 8`6"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Main	9`0" x 10`10"
Living Room	Main	18`8" x 14`3"
Kitchen	Main	19`5" x 9`11"
4pc Ensuite bath	Main	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**







