



THE
A-TEAM

**RE/MAX
FIRST**

213 WATERHOUSE Street, Fort McMurray T9K 2T1

MLS® #: **A2185088**

Area: **Timberlea**

Listing Date: **01/02/25**

List Price: **\$309,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**
Lot Information
Lot Sz Ar: **4,078 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,484**
Low Sqft:
Ttl Sqft: **1,484**

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard**
Park Feat: **Driveway, Parking Pad**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit, Private Yard, Storage**

Construction: **Mixed**
Flooring: **Carpet, Linoleum, Tile**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Built-In Refrigerator, Dishwasher, See Remarks, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Chandelier, Kitchen Island, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 15`5"
Dining Room	Main	16`6" x 8`8"
Bedroom	Main	12`11" x 8`10"
Walk-In Closet	Main	7`10" x 8`10"
4pc Ensuite bath	Main	11`0" x 5`1"

Room	Level	Dimensions
Kitchen	Main	13`3" x 12`7"
Bedroom	Main	10`6" x 11`1"
Bedroom - Primary	Main	14`10" x 15`8"
4pc Bathroom	Main	5`0" x 8`3"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **0421063**

Zoning: **RMH**

Remarks

Pub Rmks:

Welcome to 213 Waterhouse street where you'll be pleased with this Charming, Well-Maintained Oversized Double-Wide Manufactured Home Nestled along the perimeter of Tower Road. This property is a true outdoor enthusiast's paradise, offering direct access to sled and quad trails right from the side yard! Enjoy the convenience of a double driveway and a welcoming covered veranda at the front of the home. The property also features an appealing storage shed, a spacious back deck perfect for relaxation, and a cozy fire pit area, ideal for evenings with family and friends. Inside, this move-in ready with home you'll find loads of recent upgrades, including: New Furnace (2024), Hot Water Tank (2022) Shingles (2020) Laminate Flooring (2021) throughout, along with new paint and stylish backsplash updates. New custom blinds will top off the living areas in 2022/2023 for a modern, fresh feel. The Heat Trace System was updated and wired directly to the panel box for peace of mind during winter months. The spacious layout includes 3 Bedrooms, large laundry room , formal dining, huge living room and porch that boasts a French door for additional aesthetic. There are two full baths completing this home. The oversized Primary Bedroom boasts a generous walk-in closet and a private 4-piece ensuite bath with a large jetted oval soaker tub. This Timberlea location has NO CONDO FEES! And, if you're looking for a "hop on the trail location", this is for you, as it is directly bordering TOWER ROAD! You'll be pleased to know that this street has a history of great neighbours whom takes pride in their homes and neighbourhood. Call to view today! This location is RARE!!

Inclusions:

Property Listed By:

Fridge, Stove, Dishwasher, Washer/Dryer, Blinds, Shed, Microwave
People 1st Realty

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







