



THE
A-TEAM

**RE/MAX
FIRST**

132 MITCHELL Drive, Fort McMurray T9K 2P1

MLS® #: **A2186268**

Area: **Timberlea**

Listing Date: **01/09/25**

List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 03-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**

Finished Floor Area
Abv Sqft: **1,196**
Low Sqft:
Ttl Sqft: **1,196**

DOM

81
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile Home-Single Wide**

Lot Information

Lot Sz Ar: **4,219 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Private,Rectangular Lot
Double Garage Attached,Parking Pad**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Laminate Counters,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room
Bedroom - Primary
Dining Room

Level
Main
Main

Dimensions
43`6" x 41`0"
31`9" x 30`4"

Room
Kitchen
Living Room

Level
Main
Main

Dimensions
57`8" x 51`11"
49`6" x 49`3"

Bedroom
4pc Ensuite bath

Main
Main

28`2" x 29`6"

Bedroom
4pc Bathroom
Legal/Tax/Financial

Main
Main

29`0" x 30`7"

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks: **132 Mitchell Dr!! This home offers incredible value with it's attached heated garage (33x16) a standout feature with a built-in workbench, upper storage, a side man door, and RV gate access. Whether you need space for vehicles, toys, or hobbies, this garage has you covered. Inside, recent updates like a new furnace, A/C, and hot water tank (all 2023) mean peace of mind for years to come. The open-concept living space features vaulted ceilings, warm flooring, navy kitchen cabinets, light counters, and updated lighting. The spacious primary bedroom is tucked away, featuring a large closet and 4pc ensuite with a soaker tub and linen storage. Two additional bedrooms and a second 4pc bath complete the interior. Step outside to enjoy the fully fenced yard, large deck with an awning, and easy garage access. With so many upgrades this home is a must-see. Book your viewing today!**

Inclusions:
Property Listed By: **Fridge, Stove, Dishwasher, Washer, Dryer, Ac Unit, Garage Opener
Coldwell Banker United**

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





