

132 MITCHELL Drive, Fort McMurray T9K 2P1

MLS®#: A2186268	Area: Timberlea	Listing Date: 01/09/25	List Price: \$295,000
Status: Active	County: Wood Buffalo	Change: -\$5k, 08-May	Association: Fort McMurray



General Information

Prop Type:	Residential	
Sub Type:	Detached	
City/Town:	Fort McMurray	<u>Finished Floor Area</u>
Year Built:	2002	Abv Sqft: 1,196
		Low Sqft:
<u>Lot Information</u>		Ttl Sqft: 1,196
Lot Sz Ar:	4,219 sqft	
Lot Shape:		

DOM

120
<u>Layout</u>
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: Mobile Home-Single Wide

Parking

Ttl Park:	2
Garage Sz:	2

Access:	
Lot Feat:	Back Yard,Private,Rectangular Lot
Park Feat:	Double Garage Attached,Parking Pad

Utilities and Features

Roof:	Asphalt Shingle	Construction:	Vinyl Siding
Heating:	Forced Air,Natural Gas	Flooring:	Laminate
Sewer:		Water Source:	
Ext Feat:	Private Yard	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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	43`6" x 41`0"	Kitchen	Main	57`8" x 51`11"
Dining Room	Main	31`9" x 30`4"	Living Room	Main	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





