



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 MITCHELL Drive, Fort McMurray T9K 2P1**

MLS® #: **A2186268**

Area: **Timberlea**

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

List Price: **\$274,999**

Status: **Pending**

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:

**4,219 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,196**

Low Sqft:

Ttl Sqft:

**1,196**

DOM

**182**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile Home-Single  
Wide**

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	Level	Dimensions	Room	Level	Dimensions
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	Main	28`2" x 29`6"	Bedroom	Main	29`0" x 30`7"
4pc Ensuite bath	Main		4pc Bathroom	Main	
Legal/Tax/Financial					

Condo Fee: <b>\$160</b>	Title: <b>Fee Simple</b>	Zoning: <b>RMH-1</b>
	Fee Freq: <b>Monthly</b>	
Legal Desc:	<b>0220695</b>	

# Remarks

Pub Rmks:	<b>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!</b>
Inclusions:	<b>Fridge, Stove, Dishwasher, Washer, Dryer, Ac Unit, Garage Opener</b>
Property Listed By:	<b>Coldwell Banker United</b>

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







