



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**177 COUTURE Lane, Fort McMurray t9k1y2**

MLS®#: **A2188372**      Area: **Timberlea**      Listing Date: **01/17/25**      List Price: **\$289,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **4,275 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,215**  
 Low Sqft:  
 Ttl Sqft: **1,215**

DOM

**3**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Mobile**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Cul-De-Sac**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Laminate, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **None**  
 Kitchen Appl: **Central Air Conditioner, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer**  
 Int Feat: **Jetted Tub, Pantry, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>15`1" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 8`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 11`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`1" x 11`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 20`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`1" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`9" x 14`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 13`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9824993**

Zoning:  
**RMH**

Remarks

Pub Rmks: **Welcome to Your Perfect Timberlea home. Tucked away in a quiet cul-de-sac, this manufactured home offers the best of Timberlea living with NO CONDO FEES! Enjoy ultimate privacy with no neighbours behind you, a fully fenced yard, and a 12x20 ft shed perfect for storage or hobbies. Step inside this open-concept gem, featuring: Laminate flooring (2021) and bedroom carpet (2023) for modern comfort. Wood countertops and a stylish kitchen with appliances updated just 4 years ago. A spacious primary suite with a jetted tub, stand-up shower. Central air (2020) to keep you cool and comfortable year-round. Outside, you'll find a large deck for entertaining, a great parking pad, and a home that has been lovingly maintained with roof shingles replaced in 2020 and a hot water tank (6 years old). This home combines charm, functionality, and convenience in one of Timberlea's most desirable locations. Don't miss out—book your showing today!**

Inclusions: **ALL WINDOW COVERINGS/ SHED**  
Property Listed By: **EXP REALTY**

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





