



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2189005**      Area: **Timberlea**      Listing Date: **01/22/25**      List Price: **\$319,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **4,219 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,152**  
 Low Sqft:  
 Ttl Sqft: **1,152**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Modular Home**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Standard Shaped Lot**  
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,RV Access/Parking,RV Gated,Side By Side,Single Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Pillar/Post/Pier**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Laminate Counters,No Smoking Home,Open Floorplan,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`3" x 7`7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 9`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`0" x 10`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 13`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 16`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 13`6"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$160

Fee Simple

RMH-1

Fee Freq:

Monthly

Legal Desc: 0220695

Remarks

Pub Rmks: **Welcome to 144 Mitchell Drive, a beautifully updated home in Timberlea offering modern comforts, thoughtful upgrades, and a location that's steps away from schools, playgrounds, and scenic outdoor trails. Whether you're seeking a peaceful sanctuary or a home perfect for entertaining, this turn-key property has it all—including a heated detached garage with a new garage heater (2020) and ample parking for your vehicles and recreational toys with an RV Gate and Parking Pad behind it. As you step through the brand-new exterior doors, you're welcomed into a bright and inviting interior. Fresh paint (2023) and new flooring throughout (2022) set a modern tone, while the refinished gas fireplace (2023) adds a touch of warmth and charm to the living room. The kitchen has been transformed with newly painted white cabinetry, matching appliances, and custom wood shutters (2022) that bring a cohesive and stylish vibe. Updated appliances include a new dishwasher and a brand-new washer and dryer (2024), located in the laundry area with upper storage cabinets and a floating wood shelf for added functionality. The primary bedroom is a tranquil retreat, featuring a striking feature wall and a fully updated ensuite (2024) that exudes a moody, modern aesthetic. The space is complete with a sleek white vanity, an LED mirror, and rich, contrasting tones. On the opposite end of the home, you'll find two additional bedrooms, all 3 bedrooms complete with updated closet doors and maximized storage. The four-piece main bathroom has also been refreshed (2024) to match the home's contemporary feel. Outside, the updates continue with an expansive asphalt parking pad behind the double RV gate, offering secure storage for recreational vehicles. The backyard is an entertainer's dream, featuring a large deck, a patio ideal for an above-ground pool, and a shed for additional storage. The insulated, heated detached garage provides endless possibilities, whether you need extra living space, a workshop, or a warm spot for your dirt bike, ATV, or snowmobile. Additional upgrades include a new hot water tank (2021), insulated skirting (2021), and heat trace for worry-free winters. With its modern updates, abundant storage, and prime location, 144 Mitchell Drive is ready to welcome its new owners. Schedule your private tour today and experience all this incredible home has to offer.**

Inclusions: **Garage Heater, Central AC, Shed.**  
Property Listed By: **The Agency North Central Alberta**

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









