



THE
A-TEAM

**RE/MAX
FIRST**

157 ELM Street, Fort McMurray T9K 0J9

MLS® #: **A2193827**

Area: **Timberlea**

Listing Date: **02/10/25**

List Price: **\$349,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

4,445 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,523

Low Sqft:

Ttl Sqft:

1,523

DOM

110

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Other

Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Lighting,Private Yard

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Built-in Features,Laminate Counters,Open Floorplan,See Remarks,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

9`6" x 5`1"

Bedroom

Main

9`6" x 10`1"

Dining Room

Main

8`3" x 12`2"

Kitchen

Main

10`6" x 12`0"

Living Room

Main

18`9" x 15`8"

Room

Level

Dimensions

4pc Ensuite bath

Main

4`11" x 10`10"

Bedroom

Main

9`6" x 9`10"

Family Room

Main

8`11" x 17`1"

Laundry

Main

10`1" x 8`6"

Bedroom - Primary

Main

13`6" x 15`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RMH-1

0728309

Remarks

Pub Rmks: **Double Wide! No Condo Fees! A.C ! Meticulously Kept! Welcome to 157 Elm Street. This 1523 sq ft, 3 bed, 2 bath mobile is sitting on a 4445 sq ft fully fenced lot in the established neighbourhood of Timberlea. The bright and open concept living room features a vaulted ceiling, feature wall, new laminate floors and a corner gas fireplace to enjoy on those cold winter evenings! The bright kitchen is complete with overhead skylight with heat trace, new laminate countertops, stainless steel appliances (replaced in 2017), Lino floors and plenty of cabinet and counter space. There are three bedrooms which includes a spacious primary bedroom with a walk in closet, large 4 piece ensuite bath with ceramic tile floors and soaker tub! There two additional bedrooms are located on the other side of the mobile and have have direct access to a 4 piece bathroom and a 2nd living space that is perfect for an home office. The laundry is conveniently tucked away in a separate laundry room! Outside you will find deck that over looks the yard and a 8 x 10 shed.! This home was recently upgraded with a new belly bag, fresh sod laid last August and the driveway professionally filled& sealed! Call now to schedule your private viewing!**

Inclusions:
Property Listed By: **Deep Freeze in Laundry Room
ROYAL LEPAGE BENCHMARK**

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







