



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**157 ELM Street, Fort McMurray T9K 0J9**

MLS® #: **A2193827**

Area: **Timberlea**

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

List Price: **\$354,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **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

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Other**  
Park Feat: **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
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 10`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 12`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`9" x 15`8"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 10`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 9`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>8`11" x 17`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`1" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 15`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0728309**

Zoning:  
**RMH-1**

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 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**







