



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**224 HARPE Way, Fort McMurray T9K 2K5**

MLS®#: **A2195011**

Area: **Timberlea**

Listing Date: **02/15/25**

List Price: **\$245,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **4,348 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **955**  
Low Sqft:  
Ttl Sqft: **955**

DOM

**44**  
Layout  
Beds: **3 ( 3 )**  
Baths: **2.0 ( 2 0 )**  
Style: **Mobile Home**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsm: **Piling(s)**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer Stacked**  
Int Feat: **Ceiling Fan(s),Open Floorplan,See Remarks**  
Utilities:

Room Information

Room  
**4pc Bathroom**  
**Bedroom**

Level  
**Main**  
**Main**

Dimensions  
**5`2" x 9`6"**  
**9`2" x 9`6"**

Room  
**4pc Ensuite bath**  
**Bedroom**

Level  
**Main**  
**Main**

Dimensions  
**8`8" x 5`0"**  
**8`8" x 8`3"**

**Kitchen  
Bedroom - Primary**

**Main  
Main**

**14`10" x 11`0"  
12`0" x 10`11"**

**Living Room**

**Main**

**14`10" x 13`1"**

Legal/Tax/Financial

Condo Fee:  
**\$175**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-1**

Legal Desc: **0024894**

Remarks

Pub Rmks: **Welcome to this beautifully updated 3 bedroom, 2 bathroom home, where modern upgrades meet peaceful surroundings. As you step through the brand-new exterior doors, you're welcomed into a bright and inviting interior with fresh paint and new flooring throughout. The primary bedroom features a private ensuite, while an additional full bathroom ensures convenience for family and guests. This home has seen numerous upgrades, including new siding (2017), a new roof and insulation (2017), a new furnace (2022), and central air conditioning (2022), providing efficiency and peace of mind for years to come. Step outside to the professionally landscaped, fully fenced yard, complete with new pavers and two new steps. The private backyard, backing onto a mature tree line, provides a quiet escape to relax, complete with a handy storage shed. Ideally located close to schools, bussing, and parks, and with parking for 4 vehicles, this home combines convenience with comfort. With modern updates and a stunning outdoor space, it's move-in ready and waiting for you to enjoy. Book your showing today!**

Inclusions: **Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer Stacked, Stove, Shed**  
Property Listed By: **EXP REALTY**

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





