



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**396 CREE Road, Fort McMurray T9K 1Y4**

MLS®#: **A2197320**

Area: **Timberlea**

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

List Price: **\$299,900**

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: **4,147 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,216**  
Low Sqft:  
Ttl Sqft: **1,216**

DOM

**1**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile Home**

Parking  
Ttl Park: **4**  
Garage Sz:

Access:  
Lot Feat: **Back Yard,Front Yard,Interior Lot,Landscaped,Lawn,Level,Rectangular Lot,Street Lighting**  
Park Feat: **Additional Parking,Driveway,Front Drive,Parking Pad,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **9825923**  
Zoning: **RMH**

Remarks

Pub Rmks: **Welcome to 396 Cree Road; This warm and inviting 3-bedroom, 2-bathroom mobile home is brimming with charm and thoughtful updates. Lovingly maintained and**

in immaculate condition, it offers a cozy, welcoming feel from the moment you step inside. Plus, with no condo fees, you'll enjoy homeownership without extra costs! The spacious and functional layout includes a bright living area with large windows that let in plenty of natural light. The kitchen is full of character, featuring ample cabinetry, a skylight, and newer stainless steel appliances. A generous dining space makes it easy to gather with family and friends. The primary suite offers a peaceful retreat with its own ensuite, while the additional two bedrooms are located at the opposite end of the home, providing extra privacy and separation. A second full 4-piece bathroom is conveniently located near these rooms, making it an ideal setup for families or guests. Recent updates include a newer roof, hot water tank, windows, appliances, and furnace, ensuring peace of mind for years to come. Outside, you'll find a large deck, perfect for outdoor entertaining, relaxing, or enjoying your morning coffee. There's also a large powered shed with a gas heater, ideal for a workshop, extra storage, or year-round projects. With four parking spots and a gate that opens to the backyard - there's plenty of room for vehicles, trailers, or guests. Located close to Tower Road, this home is ideal for outdoor enthusiasts looking for quick access to trails and nature. Plus, it's located conveniently near a major bus route for easy commuting. Schedule your tour today!

Inclusions:  
Property Listed By:

Fridge, Stove, Dishwasher, Range Hood, Microwave, Washer, Dryer, Window Coverings, gas heater in shed  
The Agency North Central Alberta

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















