



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**384 HARPE Way, Fort McMurray T9K 2L6**

MLS® #: **A2197515**

Area: **Timberlea**

Listing Date: **02/28/25**

List Price: **\$250,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**4,110 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,129**

Low Sqft:

Ttl Sqft:

**1,129**

DOM

**93**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile Home-Single  
Wide**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Rectangular Lot,Standard Shaped Lot  
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Vinyl Siding**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Microwave,Oven,Refrigerator,See Remarks,Washer**

Int Feat:

**Ceiling Fan(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 9`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`6" x 5`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 14`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 7`3"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`9"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 9`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 8`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`9" x 5`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`3" x 12`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$175**

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

Zoning:  
**RMH-1**

Legal Desc: **0024894**

Remarks

Pub Rmks: **Welcome to 384 Harpe Way: Tucked away in the heart of Timberlea, this beautifully updated 3-bedroom, 2-bathroom mobile home is a true hidden gem! Backing directly onto the greenbelt, this property offers not only peace and privacy but also direct access through double gates to scenic trails. Inside, you'll be welcomed by a modern, thoughtfully updated interior featuring newer flooring, paint, and stylishly renovated bathrooms. The kitchen is a showstopper, boasting off-white slow-close cabinetry, dark stainless steel appliances, and plenty of storage space—all designed with both function and elegance in mind. Step outside onto the large deck, an ideal space for entertaining or simply unwinding. The yard is spacious, offering room to enjoy without too much upkeep. A shed provides additional storage, while the gas line for the BBQ makes summer cookouts effortless. For year-round comfort, enjoy the central A/C in the warmer months and peace of mind with the newer heat trace (2018) for the colder ones. This home is the perfect blend of modern comfort and outdoor accessibility. Don't miss out—schedule a viewing today! (Adding virtual unattached goods (chattels) of realistic size to property photos in order to give perspective on room dimensions.)**

Inclusions:  
Property Listed By: **BBQ AS IS - UNSURE IF WORKS.  
The Agency North Central Alberta**

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











