



THE
A-TEAM

**RE/MAX
FIRST**

268 HARPE Way, Fort McMurray T9K 2K9

MLS® #: **A2198513**

Area: **Timberlea**

Listing Date: **03/05/25**

List Price: **\$269,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 27-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Lot Sz Ar:

4,187 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,198

Low Sqft:

Ttl Sqft:

1,198

DOM

87

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped,Low Maintenance Landscape

Asphalt,Driveway,Front Drive,Off Street,On Street,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Electric,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Storage**

Construction:

Mixed,Vinyl Siding,Wood Frame

Flooring:

Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer

Int Feat:

Jetted Tub,Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`9" x 9`3"
Foyer	Main	12`9" x 7`6"
Walk-In Closet	Main	7`11" x 8`3"
Kitchen	Main	15`5" x 14`8"
Bedroom	Main	9`4" x 10`7"

Room	Level	Dimensions
Bedroom	Main	9`8" x 9`1"
Living Room	Main	14`8" x 15`1"
4pc Ensuite bath	Main	6`4" x 8`3"
Bedroom - Primary	Main	12`2" x 12`0"

Legal/Tax/Financial

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0024894**

Remarks

Pub Rmks:

Welcome to your new home! This charming property offers something for everyone, starting with convenient RV parking right on site. Step inside to discover a meticulously maintained interior featuring updated flooring and an inviting open concept layout that's perfect for modern living. Outside, you'll find a spacious yard on a good-sized lot, complete with a 12 x 16 shed. This versatile space is wired, and prepped for a wood stove, making it ideal for storage, a workshop, or even a cozy retreat. With new windows, it's filled with natural light and ready for whatever you envision. TWO pergolas allow for the perfect spaces for entertaining, shelter and privacy. The backyard is the perfect little oasis with the freshly stained deck, wicker patio set and patio! Privacy is paramount here, thanks to a fence replaced in 2018 and the property's positioning backing onto a utility right of way. This means extra space between you and your neighbor behind you, ensuring a peaceful atmosphere. Updates abound throughout the home, including a hot water tank replacement in 2019 for reliable hot water supply. New vinyl flooring graces the laundry room and both bathrooms, adding a fresh touch. Recent upgrades in 2023 include new skylights and roof, enhancing natural light and providing peace of mind. Plus, with new heat trace installed in 2019, energy efficiency is maximized while ice buildup is prevented, especially in the colder months. Don't miss out on the opportunity to make this your dream home. Schedule a viewing today and experience the charm and comfort this property has to offer! Please see supplements for great additional information about this listing :)

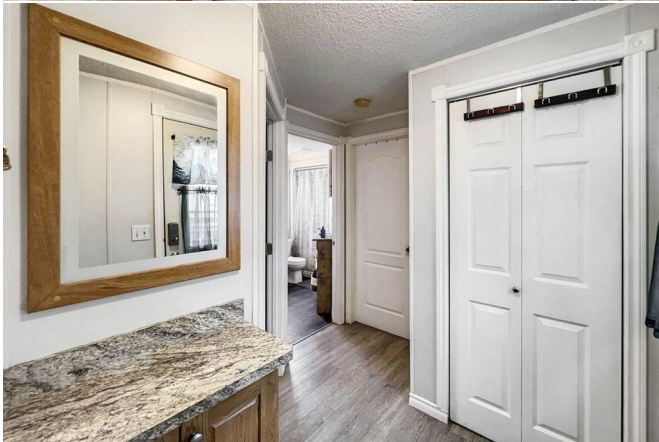
Inclusions:
Property Listed By:

**AC, TV and bracket in living room, washer, dryer, dishwasher, stove, fridge, otr microwave, 2 pergolas, all window coverings, and blinds, electric fireplace
RE/MAX Connect**

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







Some key note's for the interested Buyer

- In 2002 after purchasing the place, myself being in the field of HVAC, gasfitting and Gas I completely stripped all insulation from waterflow and reinstalled all bubble wrap insulation which provides a better R value and traps the heat much better giving you peace of mind during the winter months. I also graded the main ice basement and foot board for emergency should you ever run into an issue, just so you know I have not for that very reason.
- Furnace has spare blower motor and Hot surface ignitor stored in Shed on shelf should you need it.
- New water heater installed in 2019.
- Condenser unit for the A/C has spare condenser motor, run capacitor and main condenser stored also on shelf in Garage should you need it.
- 2 new pregrin's one in the main yard for sitting and entertaining with a sun blocker should you like the shade, just so you know I get my work in the yard. The yard also provides tonnes of privacy which I really like. There is also a new pressure treated one in the back should you require even more privacy for just a sitting area or a hot tub.
- The main shed offers a loft so you can keep storage above and maintain more space below, and the smaller shed in the yard provides storage for yard tools and whatever else also keeping your main shed from appearing cluttered. The main shed is ready for a wood stove should you desire one which is the easier road, but can easily be heated with electric or gas. Electric being your most expensive operating cost just for you know.
- All exterior lighting on home and shed have all been changed and upgraded, also new exterior receptacles installed on outside of shed for convenient power supply.
- Summer of 2022 I installed new roofing shingles, all new work terminations and new butins generation. Also new dry light was installed and added to meet current building code, it also provides a important factor when eliminating ice dams.
- Kitchens and laundry room all have high quality 100% waterproof flooring installed in 2022.
- Everything else in the home speaks for itself, just wanted to share these few key notes, always glad to know. Whether this be your first time buying or not, happy hunting.