



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**312 HARPE Way, Fort McMurray T9K 2L1**

MLS® #: **A2199527**

Area: **Timberlea**

Listing Date: **03/07/25**

List Price: **\$175,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Finished Floor Area

Abv Sqft:

**1,150**

Low Sqft:

Lot Sz Ar:

**4,251 sqft**

Ttl Sqft:

**1,150**

Lot Shape:

DOM

**85**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Modular Home**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Driveway,Front Drive,Parking Pad,RV Access/Parking,RV Gated,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Vinyl Siding**

Flooring:

**Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Open Floorplan,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 4`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 9`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 17`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`3" x 13`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 12`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`3" x 13`4"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$175

Fee Simple

RMH-1

Fee Freq:

Monthly

Legal Desc:

0024894

Remarks

Pub Rmks:

**Welcome to 312 Harpe Way: With its modern exterior and beautiful curb appeal, this detached Timberlea Home is host to three bedrooms, two full bathrooms and an open concept living space along with a storage shed for added convenience. Enjoy the proximity of parks, athletic fields and outdoor trails, situated in a peaceful neighbourhood where many love being able to walk to the Syncrude Athletic Park where there are baseball and soccer fields, a splash and skate park and lots to do during the warmer summer months. The fully fenced yard has a large gate for RV storage and leads to a large deck great for entertaining during the warmer summer months. The layout of this home is ideal with a living room that leads into the dining room and kitchen. The primary bedroom has a four piece ensuite bathroom and is tucked away at the back of the home, while the second and third bedroom are found on the opposite end with another four piece bathroom to use. Ready for immediate possession, schedule a private tour of this great home today.**

Inclusions:

**See Remarks**

Property Listed By:

**The Agency North Central Alberta**

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









