



THE
A-TEAM

**RE/MAX
FIRST**

205 CREE Road, Fort McMurray T9K 1X8

MLS®#: **A2207260**

Area: **Timberlea**

Listing Date: **04/03/25**

List Price: **\$315,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1997**

Finished Floor Area
Abv Sqft: **1,102**
Low Sqft:
Ttl Sqft: **1,102**

DOM

7
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile Home-Single Wide**

Lot Information

Lot Sz Ar: **4,202 sqft**
Lot Shape:

Parking

Ttl Park: **5**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Yard

220 Volt Wiring,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,RV Access/Parking,Single Garage Detached

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`9" x 5`1"	4pc Ensuite bath	Main	14`9" x 5`0"
Bedroom	Main	12`5" x 8`3"	Bedroom	Main	9`0" x 8`3"
Dining Room	Main	5`7" x 11`6"	Kitchen	Main	9`2" x 20`4"
Laundry	Main	7`3" x 8`7"	Living Room	Main	14`9" x 14`6"
Bedroom - Primary	Main	12`5" x 11`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9723835

Zoning:
RMH

Remarks

Pub Rmks:

Open House: Saturday, April 12th | 12:00 AM - 2:00 PM - Welcome to 205 Cree Road - A beautifully maintained detached home with gorgeous curb appeal, featuring an updated exterior with new shingles, fascia, siding, and skirting. This property is a dream for those who need ample parking, storage, and a fully equipped heated garage with water and a 220V plug, making it the ultimate workshop space or extended living space. Located in Timberlea near Tower Road, this home is perfect for outdoor enthusiasts with easy access to trails. The front driveway comfortably accommodates four vehicles, while an RV gate leads to a gravel driveway and the oversized detached garage. The large deck is a great spot to unwind or entertain, complete with a gas line for effortless grilling or a cozy outdoor fireplace. Inside, the open-concept living space is warm and welcoming. The living room features a gas fireplace, creating a cozy atmosphere, while the kitchen offers ample storage, extended cabinetry along the dining area, a pantry, and stainless steel appliances including a gas stove. The private primary suite is located at the back of the home, offering a spacious closet and an ensuite with a relaxing soaker tub. On the opposite end, two additional bedrooms and a second bathroom provide plenty of space, both bathrooms featuring new toilets and vanities. The heated, permitted 25-foot-long garage is a standout feature, offering versatility as a workshop, gym, or even additional living space. It comes equipped with a water line—perfect for horticulture—and a 220V plug for heavy-duty equipment. At the rear of the garage, an extra storage space with a concrete floor ensures dry, year-round storage. Immaculate and move-in ready with no condo fees, this home is an exceptional find. Schedule your private tour today.

Inclusions:
Property Listed By:

SHED, GARAGE HEATER.
The Agency North Central Alberta

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











