



THE
A-TEAM

**RE/MAX
FIRST**

192 ELM Street, Fort McMurray T9K0K1

MLS®#: **A2209098**

Area: **Timberlea**

Listing Date: **04/06/25**

List Price: **\$319,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 29-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,514

Low Sqft:

Lot Sz Ar:

4,303 sqft

Ttl Sqft:

1,514

Lot Shape:

DOM

55

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Landscaped,Rectangular Lot

Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Vinyl,Vinyl Plank

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Jetted Tub,Kitchen Island,Skylight(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	13`4" x 9`0"
Dinette	Main	7`1" x 11`9"
Laundry	Main	9`10" x 8`9"
Bedroom - Primary	Main	16`1" x 11`7"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	13`4" x 11`2"
Kitchen	Main	11`8" x 20`9"
Living Room	Main	18`9" x 14`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RMH-1

0728309

Remarks

Pub Rmks:

Looking for your first home? This one is clean, bright, and ready for you to move in. Located in Timberlea, this mobile home gives you over 1,500 square feet of space to spread out and feel at home. With 3 bedrooms and 2 full bathrooms, it's a great fit for a small family, a couple, or even someone looking to have a home office or guest room. Inside, everything feels fresh and new. The whole home has been painted from front to back, giving it a clean, modern feel. And the brand new luxury vinyl plank flooring and vinyl tile? Gorgeous. It's not just nice to look at—it's strong, easy to clean, and perfect for busy everyday life. The kitchen is a dream. It has tons of cabinets for all your dishes and snacks, a big island for cooking and eating, and a walk-in pantry to keep things tidy. The open layout means you can chat with friends or keep an eye on the kids while you cook. The living room has a big window that lets in lots of light and a fireplace to keep things cozy. It's a great space to relax after a long day or hang out on the weekends. The primary bedroom gives you a quiet space to rest. It has a large closet and a 4-piece ensuite with a jetted tub and a separate shower. The other two bedrooms are a good size, too, with a full 4-piece bathroom just down the hall. There's room outside for fun and fresh air, too. The backyard gives you space for pets, toys, or a garden. The front yard has room for parking and a bit of curb appeal to greet you each day. This home is in a great spot. You're close to schools, parks, shopping, and the bus route. That makes everyday life easier—whether you're heading to work, school, or just running errands. If you're buying your first home, you might be feeling nervous. Will it need work? Will it be big enough? Will it feel like mine? This home answers all those questions with a big yes. It's move-in ready, full of updates, and feels like home from the second you walk in. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Inclusions:
Property Listed By:

**fridge, stove, dishwasher, washer, dryer, microwave
RE/MAX Connect**

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







