



THE
A-TEAM

**RE/MAX
FIRST**

392 CREE Road, Fort McMurray T9K1Y4

MLS® #: **A2211183**

Area: **Timberlea**

Listing Date: **04/11/25**

List Price: **\$329,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1999

Lot Information

Lot Sz Ar:

4,147 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,158

Low Sqft:

Ttl Sqft:

1,158

DOM

8

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Lawn,Private,Rectangular Lot,Street Lighting
Driveway,RV Access/Parking**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Yard,Storage

Construction:

Vinyl Siding

Flooring:

Carpet,Vinyl,Vinyl Plank

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Central Air Conditioner

Int Feat:

Breakfast Bar,High Ceilings,Laminate Counters,Open Floorplan,Pantry,Primary Downstairs,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room

3pc Ensuite bath

Bedroom

Dining Room

Laundry

Bedroom - Primary

Level

Main

Main

Main

Main

Main

Dimensions

9`0" x 4`11"

9`4" x 11`2"

7`7" x 11`5"

7`4" x 8`1"

14`11" x 13`10"

Room

4pc Bathroom

Bedroom

Kitchen

Living Room

Level

Main

Main

Main

Main

Dimensions

5`1" x 7`11"

9`4" x 7`9"

7`4" x 15`6"

14`11" x 13`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9825923

Zoning:

RMH

Remarks

Pub Rmks:

She's the talk of CREE ROAD!! Welcome to 392 Cree Road where you'll be pleased with a completely updated and move-in ready ECONOMICAL FAVOURABLE OPPORTUNITY! This spacious 3-bedroom, 2-bathroom mobile home on its OWN LOT (NO CONDO FEES) features a brand-new kitchen with soft closure cabinetry, NEW luxury vinyl plank flooring and tons of storage. Enjoy modern finishes and thoughtful upgrades in every room. This BEAUT boasts a wide open tasteful floor plan with a perfectly appointed entertaining space from kitchen to dining. It'll be a happy dance all the way through the home with the exceptional extras!! The primary is large with a nice size walk-in closet and 3 piece bath! The laundry room is a good size with upper cabinets and enough space to stash away an additional chest or upright freezer! Outside, you'll find RV parking and a large man cave/workshop with heat and electricity—perfect for hobbies, projects, or extra storage. (Additional storage room in the back of the workshop) But guess what? There is even more space with ANOTHER storage shed. The updated platform deck is incredible for sunbathing and the ultimate outdoor hang-out! This home combines comfort, functionality, and convenience—perfect for families, retirees, or anyone looking for a stylish and practical living space completely renovated and ZERO condo fees. Some other mentionables: Furnace and shingles are approximately 5 years old, with central A/C and newer hot water tank. The kitchen/dining is equipped with pot lights and you'll notice tons of natural light throughout. Sellers will provide a \$5000 appliance credit!

Inclusions:

Property Listed By:

**shop heater; \$5000 appliance credit to a Fort McMurray Appliance provider
People 1st Realty**

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









