



THE
A-TEAM

RE/MAX
FIRST

180 HARPE Way, Fort McMurray T9K 2K6

MLS® #: **A2211893**

Area: **Timberlea**

Listing Date: **04/14/25**

List Price: **\$299,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Lot Sz Ar:

4,198 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,482

Low Sqft:

Ttl Sqft:

1,482

DOM

5

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

Mobile Home-Double Wide

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,See Remarks

Parking Pad,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Mixed

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer

Int Feat:

Built-in Features,Ceiling Fan(s),Crown Molding,High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,See Remarks

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`7"
Bedroom	Main	9`8" x 9`2"
Foyer	Main	8`8" x 6`3"
Laundry	Main	8`3" x 8`6"
Bedroom	Main	13`1" x 9`0"
Bedroom	Main	14`4" x 8`1"

Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 8`3"
Dining Room	Main	9`11" x 10`5"
Kitchen	Main	9`11" x 19`3"
Living Room	Main	18`7" x 14`6"
Bedroom - Primary	Main	13`2" x 12`11"

Legal/Tax/Financial

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0024894**

Remarks

Pub Rmks: **Stunning Fully Renovated Double Wide - 4 Bed, 2 Bath with Garage! Welcome to this beautifully updated 4-bedroom, 2-bath double wide mobile home offering nearly 1,500 sq ft of stylish, modern living! Every inch of this home has been thoughtfully renovated, inside and out - just move in and enjoy. Step inside to find brand new vinyl plank flooring, fresh interior paint, elegant crown molding, and stylish new light fixtures throughout. The spacious living area features a shiplap feature wall that adds a warm, designer touch, perfectly complemented by the shiplap backsplash, new countertops, and updated cupboard hardware in the kitchen. Outside, the updates continue with new siding, new roof, and a brand new attached 13x29 garage - perfect for vehicles, storage, or a workshop. You'll also appreciate ample parking, no rear neighbours, and a low-maintenance yard. This home is located in a quiet community with ultra-low condo fees at just \$175/month. Enjoy peace and privacy, with ball diamonds, parks, soccer fields, a skate park, bike trails, schools, and all major amenities just minutes away. This incredible value won't last long - at this price, it's a rare find. Act fast and book your showing today before it's gone!**

Inclusions: **NA**
Property Listed By: **COLDWELL BANKER UNITED**

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











