



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**488 HARPE Way, Fort McMurray T9K 2K7**

MLS® #: **A2212225**

Area: **Timberlea**

Listing Date: **04/15/25**

List Price: **\$268,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2000**

Lot Information

Lot Sz Ar:

**4,111 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,219**

Low Sqft:

Ttl Sqft:

**1,219**

DOM

**87**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile Home-Single  
Wide**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Parking Pad**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat:

**Ceiling Fan(s),Jetted Tub,Kitchen Island,Skylight(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$175**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**RMH-1**

Legal Desc:

**0024894**

## Remarks

Pub Rmks:

**Welcome to 488 Harpe Way, where comfort meets adventure. This 3-bedroom home is tucked away in a quiet spot that backs right onto the trails, perfect if you're into side-by-siding, quadding, or just love being surrounded by nature. No neighbours behind means extra privacy and a peaceful setting you'll appreciate. Inside, you'll find updated vinyl plank flooring and a fresh feel throughout. The kitchen feels bright and open, so whether you're making breakfast or just grabbing a coffee, it's a great place to start your day. The primary bedroom is spacious on the opposite end of the home from the other two bedrooms and has its own private ensuite featuring both a soaker tub and a stand-up shower (because yes, you can have both!) There's also a second full bathroom for the rest of the household or guests. Located just a short walk to Syncrude Athletic Park, it's ideal for anyone who loves being close to sports fields, playgrounds, and wide open spaces. This isn't just a place to live, it's an affordable lifestyle. Whether you're raising a family, downsizing into something easy to manage, or just want to be close to the action and the outdoors, this home is definitely worth a look.**

Inclusions:

**Fridge, Stove, Washer, Dryer, Dishwasher, Shed, OTR Microwave, A/C**

Property Listed By:

**People 1st Realty**

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

















