



THE
A-TEAM

**RE/MAX
FIRST**

140 CREE Road, Fort McMurray T9K 1X7

MLS® #: **A2214107**

Area: **Timberlea**

Listing Date: **04/22/25**

List Price: **\$199,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 03-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1997

Lot Information

Lot Sz Ar:

4,068 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,168

Low Sqft:

Ttl Sqft:

1,168

DOM

80

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Standard Shaped Lot
Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl: **See Remarks**

Int Feat: **Breakfast Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	9`11" x 11`4"	Living Room	Main	14`8" x 14`8"
Kitchen	Main	8`10" x 13`0"	Dining Room	Main	5`9" x 10`7"
Bedroom - Primary	Main	12`3" x 11`4"	4pc Ensuite bath	Main	8`8" x 4`11"
Bedroom	Main	9`2" x 8`3"	Bedroom	Main	9`3" x 11`3"
4pc Bathroom	Main	5`1" x 7`9"			

Title:

Fee Simple

Zoning:

RMH

Legal Desc:

9723835

Remarks

Pub Rmks:

Welcome to 140 Cree Road, nestled in a welcoming, family-friendly neighbourhood. This home is ideal for first-time buyers looking to enter the market and enjoy the benefits of homeownership without the added cost of condo fees. Conveniently located, this property is just a short drive to schools, shopping, and a quick walk to playgrounds and bus stops. For outdoor enthusiasts, ATV access is nearby, adding to the appeal of the area. The home offers three bedrooms, including a spacious primary bedroom with its own ensuite, plus two additional bedrooms and a 4-piece main bath. The large yard provides plenty of space to enjoy, plus an oversized shed that could be converted into an entertainment space. Backing onto Confederation Way, the property features a gated entry to walking trails, offering privacy with no neighbours directly behind you. Additional highlights include ample parking, a generous back deck for outdoor relaxation, and the bonus of no condo fees, making this an affordable and attractive option for new homeowners. Don't miss your chance to make this great starter home yours and call today to book your personal viewing.

Inclusions:

As is, where is.

Property Listed By:

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

Main Floor Exterior Area 1168.83 sq ft
Interior Area 1070.01 sq ft

