



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**177 COUTURE Lane, Fort McMurray t9k1y2**

MLS®#: **A2217462**

Area: **Timberlea**

Listing Date: **05/03/25**

List Price: **\$284,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1999**

Lot Information

Lot Sz Ar:

**4,275 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,215**

Low Sqft:

Ttl Sqft:

**1,215**

DOM

**28**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Modular Home**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac**

**Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Laminate, Tile**

Water Source:

Fnd/Bsmt:

**None**

Kitchen Appl:

**Central Air Conditioner, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer**

Int Feat:

**Jetted Tub, Pantry, Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>15`1" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 8`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 11`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`1" x 11`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 20`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`1" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`9" x 14`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 13`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9824993**

Zoning:  
**RMH**

Remarks

Pub Rmks: **Welcome to Your Perfect Timberlea home. Tucked away in a quiet cul-de-sac, this manufactured home offers the best of Timberlea living with NO CONDO FEES! Enjoy ultimate privacy with no neighbours behind you, a fully fenced yard, and a 12x20 ft shed perfect for storage or hobbies. Step inside this open-concept gem, featuring: Laminate flooring (2021) and bedroom carpet (2023) for modern comfort. Wood countertops and a stylish kitchen with appliances updated just 4 years ago. A spacious primary suite with a jetted tub, stand-up shower. Central air (2020) to keep you cool and comfortable year-round. Outside, you'll find a large deck for entertaining, a great parking pad, and a home that has been lovingly maintained with roof shingles replaced in 2020. This home combines charm, functionality, and convenience in one of Timberlea's most desirable locations. Don't miss out—book your showing today!**

Inclusions: **N/A**  
Property Listed By: **EXP REALTY**

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









