



THE
A-TEAM

**RE/MAX
FIRST**

141 MITCHELL Drive, Fort McMurray T9K 2P1

MLS® #: **A2222921**

Area: **Timberlea**

Listing Date: **05/22/25**

List Price: **\$359,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Abv Sqft:

1,204

Low Sqft:

Lot Sz Ar:

4,111 sqft

Ttl Sqft:

1,204

Lot Shape:

DOM

9

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Front Yard,Standard Shaped Lot

Driveway,Heated Garage,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other,Storage**

Construction:

Vinyl Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Pantry,Quartz Counters,Separate Entrance,Skylight(s),Soaking Tub,Vaulted Ceiling(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$160

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

RMH-1

Legal Desc:

0220695

Remarks

Pub Rmks:

Welcome to 141 Mitchell Drive, a stunning 3-bedroom home in the serene community of Morgan Heights, Timberlea. This standout property offers a perfect blend of modern elegance and thoughtful design. Every detail of this home exudes a touch of glamour, from the sleek lighting fixtures to the crisp white kitchen cabinetry, all meticulously selected to create a sense of luxury. The living room is bathed in natural light, thanks to its expansive windows, giving the space a bright and airy ambiance. The kitchen, the heart of the home, boasts skylights that enhance its inviting atmosphere. It has ample counter space, cabinetry, and a large pantry for effortless organization. This area is complete with modern finishes that make it both functional and stylish. You also have a gorgeous laundry area from the kitchen with door access to the side of the home. The primary bedroom is a true retreat, featuring a spa-inspired 4-piece ensuite with a corner soaking tub, a chic vanity, and a stand-up shower. The two additional bedrooms towards the front of the property are generously sized and share a well-appointed 4-piece main bath. Step outside to discover a backyard designed for relaxation and entertaining. The large deck, complete with a charming gazebo, is ideal for entertaining. A single attached garage and driveway provide ample parking options, adding to the practicality of this home. 141 Mitchell Drive isn't just a house—it's a lifestyle upgrade. With its little luxuries, modern touches, and inviting spaces, it's the perfect place to call home. Check out the photos, floor plan and 3D tour, and call today to book your personal viewing.

Inclusions:

Property Listed By:

Existing Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Shed, Gazebo, Garage Heater, Coat Hanger in Garage, and TV Mounts.
ROYAL LEPAGE BENCHMARK

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







