



THE
A-TEAM

**RE/MAX
FIRST**

213 MITCHELL Drive, Fort McMurray T9K2N1

MLS® #: **A2227832**

Area: **Timberlea**

Listing Date: **06/10/25**

List Price: **\$175,000**

Status: **Active**

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:

1,311

Low Sqft:

Lot Sz Ar:

5,231 sqft

Ttl Sqft:

1,311

Lot Shape:

DOM

4

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Front Yard,Interior Lot,Lawn
Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Floor Furnace**

Sewer:

Ext Feat: **Private Yard**

Construction:

Mixed

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Dishwasher,Microwave,Stove(s),Washer/Dryer

Int Feat:

Ceiling Fan(s),Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`7"
Bedroom	Main	11`7" x 11`3"
Foyer	Main	5`2" x 12`4"
Living Room	Main	17`2" x 13`1"

Room	Level	Dimensions
4pc Ensuite bath	Main	9`3" x 5`0"
Bedroom	Main	11`7" x 8`7"
Kitchen	Main	17`2" x 14`5"
Bedroom - Primary	Main	17`2" x 11`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$160		Fee Simple	RMH-1
		Fee Freq:	
		Monthly	
Legal Desc:	0220695	Remarks	
Pub Rmks:	Some homes whisper potential. This one yells it from the driveway. Welcome to 213 Mitchell Drive. A 3-bedroom, 2-bathroom mobile in Timberlea with a fully fenced yard, solid layout, and zero interest in pretending to be something it's not. This isn't lipstick-on-a-pig reno fluff. It's got good bones, room to breathe, and a price that leaves space for you to make it your own. The living room is massive and comes with a gas fireplace that still works. The kitchen is bright and open, with actual counter space and a checkerboard backsplash that dares to have a little fun. Two skylights flood the space with natural light. You won't feel boxed in here. The primary bedroom is tucked away for privacy and has a walk-in closet and its own full ensuite. The two other bedrooms are on the opposite side of the home with their own full bath. Ceiling fans are already installed. The laundry room is spacious and separate, and there's a proper back entry so the mud stays out of your living room. The outdoor space has real potential. Two-tiered decks, space for your BBQ, and enough grassy room for the kids or dog to let loose. There's also a storage shed, because your tools and toys need their own space too. This is not for the faint of heart. But if you're tired of overpaying for perfectly staged homes and want something you can actually afford, this one's worth a look. Check out the 360 tour and detailed floor plans in the photos so you can see every sink, shower and counter in the home. Are you ready to say yes to this address?		
Inclusions:	n/a		
Property Listed By:	RE/MAX Connect		

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







