



THE
A-TEAM

**RE/MAX
FIRST**

181 MITCHELL Drive, Fort McMurray T9K 2P1

MLS® #: **A2228658**

Area: **Timberlea**

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

List Price: **\$244,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Abv Sqft:

952

Low Sqft:

Ttl Sqft:

952

Lot Sz Ar:

3,692 sqft

Lot Shape:

DOM

1

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Front Yard,Landscaped,Lawn
Converted Garage,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Block,Piling(s),Pillar/Post/Pier

Kitchen Appl: **Dryer,Stove(s),Washer,Washer/Dryer,Window Coverings**

Int Feat: **Built-in Features,No Smoking Home,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee:		Title:		Zoning:	
\$160		Fee Simple		RMH-1	
		Fee Freq:			
		Monthly			
Legal Desc:	0220695				

Remarks

Pub Rmks: **IMMEDIATE POSSESSION ON THIS 3 BEDROOM HOME , WITH A 16X12 DETACHED HEATED SHOP WOTH GARAGE OVERHEAD DOOR, EXTRA WIDE DRIVEWAY, FULLY FENCED YARD. This move in ready and no carpet home is neat and clean and features a open concept living area with a spacious living room, that opens up to your kitchen, offering updated stainless steel appliances, and back splash, ample cupboard and counter top space. There are 3 generous sized bedrooms. and great closet space. There is a full bathroom and a laundry room. The exterior of this home offers a huge deck that runs the length of the home, a landscaped yard and the awesome man cave that is wired and heated with a gas furnace, and has a overhead garage door. Other features of this home is low condo fees when compared to others, a prime location in the heart of Timberlea in walking distance to schools, shopping and more. Bonus alert! Coming soon in this neighborhood of Morgan Heights is the onsite Day care currently under construction and offers those who live in the neighborhood first right to opening spots in the day care. No transportation needed you can walk your children to day care right from the comfort of your home. This is an opportunity to own a home that will check off so many boxes to meet your life style. Call today for your personal tour.**

Inclusions: **fridge, stove, dishwasher, washer, dryer, garage heater**

Property Listed By: **COLDWELL BANKER UNITED**

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









