



THE
A-TEAM

**RE/MAX
FIRST**

104 HARPE Way, Fort McMurray T9K 2K5

MLS® #: **A2230915**

Area: **Timberlea**

Listing Date: **06/13/25**

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:

2000

Lot Information

Lot Sz Ar:

7,890 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,220

Low Sqft:

Ttl Sqft:

1,220

DOM

24

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Pie Shaped Lot
Double Garage Detached,Driveway,Heated Garage**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Fire Pit,Private Entrance,Private Yard

Construction:

Mixed,Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Other

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Ceiling Fan(s),High Ceilings,Laminate Counters,Open Floorplan,Pantry,Vinyl Windows

Utilities:

Room Information

Room

Bedroom

Living Room

Laundry

4pc Ensuite bath

Level

Main

Main

Main

Main

Dimensions

12`3" x 8`2"

14`8" x 15`2"

7`0" x 8`7"

5`0" x 14`8"

Room

Bedroom

Kitchen

Bedroom - Primary

4pc Bathroom

Level

Main

Main

Main

Main

Dimensions

8`2" x 8`10"

11`6" x 14`8"

11`6" x 14`8"

8`10" x 4`11"

Legal/Tax/Financial

Condo Fee:

\$175

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

RMH-1

Legal Desc:

0024894

Remarks

Pub Rmks:

CALLING ALL PEEPS WHO WANT A LARGE YARD, LOADS OF PARKING, GARAGE AND SHED!! Welcome to 104 Harpe Way, a rare find tucked away in a quiet cul-de-sac in Timberlea, backing onto greenbelt and just steps from Syncrude Athletic Park. There's a children's community playground straight across the road too! This renovated mobile sits on a **LARGE** pie-shaped lot—nearly 8,000 sq ft—with incredible outdoor features including RV parking, mature trees, **DEEP BACKYARD** w/ firepit area! Loads of room for a pool, trampoline and swing set! Heck, you can build a hockey rink in the winter!! More **AMAZINGNESS...** you also get a large wired shed, big deck, concrete patio area, and a detached heated double garage with 10 ft ceilings- perfect for projects! Inside, the home shines with luxury vinyl plank flooring throughout, updated paint, lighting, refinished cabinetry, modern hardware, and black stainless steel slate appliances all replaced in the past 5-6 years. The open-concept living space features a cozy gas fireplace and garden doors leading out to the large deck/yard. There are three bedrooms, including a spacious primary with a beautifully renovated ensuite, plus an updated main bath and separate laundry room. Additional upgrades include a brand new furnace (June 2024), new exterior doors, skirting and insulation (2022), central A/C, and shingles approximately 5-6 years old. This home is the complete package—privacy, updates, space for all your toys, and move-in ready condition. Don't miss it!

Inclusions:

Property Listed By:

Garage heater, central ac
People 1st Realty

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







