



THE
A-TEAM

**RE/MAX
FIRST**

268 HARPE Way, Fort McMurray T9K 2K9

MLS® #: **A2231555**

Area: **Timberlea**

Listing Date: **06/15/25**

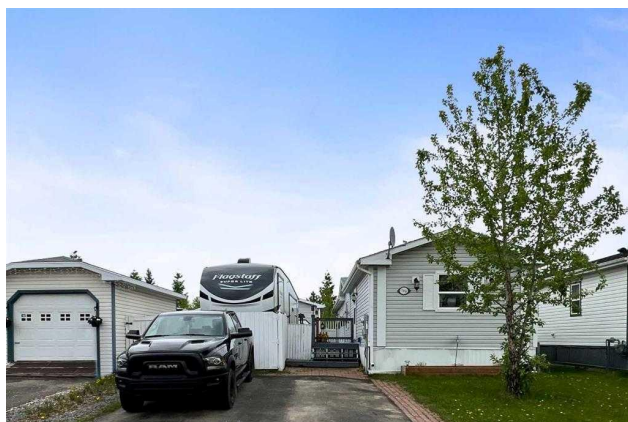
List Price: **\$269,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2001**
Lot Information
Lot Sz Ar: **4,187 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,198**
Low Sqft:
Ttl Sqft: **1,198**

DOM

22

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile Home-Double Wide**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Low Maintenance Landscape
Asphalt,Driveway,Front Drive,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Mixed,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Jetted Tub,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`9" x 9`3"
Walk-In Closet	Main	7`11" x 8`3"
Bedroom	Main	9`4" x 10`7"
Living Room	Main	14`8" x 15`1"
Bedroom - Primary	Main	12`2" x 12`0"

Room	Level	Dimensions
Foyer	Main	12`9" x 7`6"
Kitchen	Main	15`5" x 14`8"
Bedroom	Main	9`8" x 9`1"
4pc Ensuite bath	Main	6`4" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0024894**

Remarks

Pub Rmks: **Welcome to your new home! This charming property offers something for everyone, starting with convenient RV parking right on site. Step inside to discover a meticulously maintained interior featuring updated flooring and an inviting open concept layout that's perfect for modern living. Outside, you'll find a spacious yard on a good-sized lot, complete with a 12 x 16 shed. This versatile space is wired, and prepped for a wood stove, making it ideal for storage, a workshop, or even a cozy retreat. With new windows, it's filled with natural light and ready for whatever you envision. TWO pergolas allow for the perfect spaces for entertaining, shelter and privacy. The backyard is the perfect little oasis with the freshly stained deck, wicker patio set and patio! Privacy is paramount here, thanks to a fence replaced in 2018 and the property's positioning backing onto a utility right of way. This means extra space between you and your neighbor behind you, ensuring a peaceful atmosphere. Updates abound throughout the home, including a hot water tank replacement in 2019 for reliable hot water supply. New vinyl flooring graces the laundry room and both bathrooms, adding a fresh touch. Recent upgrades in 2023 include new skylights and roof, enhancing natural light and providing peace of mind. Plus, with new heat trace installed in 2019, energy efficiency is maximized while ice buildup is prevented, especially in the colder months. Don't miss out on the opportunity to make this your dream home. Schedule a viewing today and experience the charm and comfort this property has to offer! Please see supplements for great additional information about this listing**

Inclusions: **AC, TV and bracket in Living Room, Washer, dryer, dishwasher, stove, fridge, OTR Microwave, 2 pergolas, All window coverings and blinds, electric fireplace.**

Property Listed By: **People 1st Realty**

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

