



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**192 MITCHELL Drive, Fort McMurray T9K 2P1**

MLS® #: **A2240250**

Area: **Timberlea**

Listing Date: **07/15/25**

List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2003**

Lot Information

Finished Floor Area

Lot Sz Ar:

**4,387 sqft**

Lot Shape:

Abv Sqft:

**1,203**

Low Sqft:

Ttl Sqft:

**1,203**

DOM

**2**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Modular Home**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Fruit Trees/Shrub(s),Landscaped,Lawn**

**220 Volt Wiring,Additional Parking,Asphalt,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Off Street,Parking Pad,Paved,Quad or More Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Central,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

**Vinyl Siding**

Flooring:

**Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Ceiling Fan(s),High Ceilings,Jetted Tub,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$180**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**RMH-1**

Legal Desc:

0220695

Remarks

Pub Rmks:

**Bright, Spacious, and Ready to Impress! This well-maintained gem is perfect for families, hobbyists. The HEATED OVERSIZED GARAGE (15'10"x25'8") is wired with 220V, providing ample space to park your vehicle and work on your next big project or set up your dream workshop. Out back, enjoy a secure, OVERSIZED SHED (14x14) that is perfect for securing your ATV, side-by-side, or outdoor gear. Step into a bright and inviting home featuring an open floor plan with sleek laminate flooring throughout the main living areas and durable vinyl tile in the kitchen and bathrooms. A beautiful skylight in the kitchen fills the space with natural light. The private primary suite is tucked away at the back of the home and comes complete with a 4-piece ensuite and a spacious walk-in closet. Up front, you'll find two generously sized bedrooms that share another 4-piece bathroom, making it ideal for family or guests. Outside, the landscaped yard still leaves space for kids or pets to roam, and yes, there's even your very own apple tree! Exciting news for Morgan Heights residents! A NEW ON-SITE DAYCARE is currently under construction in the neighborhood. Once completed, local families will receive priority access to available spots, making life just a little easier for parents living in the community. Whether you're upgrading, downsizing, or buying your first home, this property is Ideal for families, hobbyists, and outdoor enthusiasts! Come see it for yourself! FRIDGE x2, STOVE, DISHWASHER, GARAGE REMOTE, GARAGE HEATER, MICROWAVE/RANGE, WASHER, DRYER, WINDOW COVERINGS, DETACHED SHOP, CENTRAL A/C. COLDWELL BANKER UNITED**

Inclusions:

Property Listed By:

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



















