



THE
A-TEAM

**RE/MAX
FIRST**

157 COUTURE Lane, Fort McMurray T9K 1Y2

MLS® #: **A2241497**

Area: **Timberlea**

Listing Date: **07/19/25**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1998

Lot Information

Lot Sz Ar:

4,138 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,248

Low Sqft:

Ttl Sqft:

1,248

DOM

0

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Entrance,Private Yard**

Construction:

Mixed

Flooring:

Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

None

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`6" x 10`11"
Bedroom	Main	10`8" x 8`8"
Eat in Kitchen	Main	14`8" x 13`8"
4pc Ensuite bath	Main	6`1" x 8`6"

Room	Level	Dimensions
4pc Bathroom	Main	6`10" x 9`0"
Living Room	Main	14`8" x 15`5"
Bedroom - Primary	Main	13`0" x 11`10"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

9824993

RMH

Remarks

Pub Rmks:

Fantastic Value - 3 Bed, 2 Bath Manufactured Home on Its Own Lot! Say goodbye to condo fees! This well-maintained home features updated shingles, fresh paint throughout, and modern luxury vinyl plank flooring. The open-concept layout offers comfortable living, with a spacious primary bedroom complete with a walk-in closet and a full ensuite featuring a jetted oval tub. Two additional bedrooms are located at the front of the home, including one with its own walk-in closet—perfect for guests or a home office. A second full 4-piece bathroom serves this area. Enjoy outdoor living with two decks—one at the front entry and another on the side for relaxing or sunbathing. The fully fenced yard includes double gates for RV parking and a driveway that fits 2-3 vehicles with ease. A large workshop or hobby space plus an extra shed for even more storage can also be found here. This property offers a great opportunity for homeowners looking for space, independence, and affordability.

Inclusions:

None

Property Listed By:

People 1st Realty

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





