



GRASSROOTS
REALTY GROUP

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**181 Mitchell Drive
Fort McMurray, Alberta**

MLS # A2228658



\$217,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	952 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1
Garage:	Converted Garage, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 160
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Block, Piling(s), Pillar/Post/Pier	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

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

IMMEDIATE POSSESSION ON THIS 3 BEDROOM HOME, WITH A 16X12 DETACHED HEATED SHOP WITH GARAGE OVERHEAD DOOR, EXTRA WIDE DRIVEWAY, FULLY FENCED YARD. This move-in-ready and no carpet home is neat and clean and features an open-concept living area with a spacious living room that opens up to your kitchen, offering updated stainless steel appliances, backsplash, ample cupboard and countertop space. There are 3 generously 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 an awesome man cave that is wired and heated with a gas furnace and has an overhead garage door. Other features of this home are low condo fees when compared to others, a prime location in the heart of Timberlea within walking distance to schools, shopping, and more. Bonus alert! Coming soon in this neighborhood of Morgan Heights is the onsite daycare currently under construction, which offers those who live in the neighborhood first right to opening spots in the daycare. 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 lifestyle. Call today for your personal tour.