



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

137 Cree Road
Fort McMurray, Alberta

MLS # A2229750



\$309,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,196 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Wood Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Granite Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Gazebo, Shed

Welcome to 137 Cree Road! This fully updated and move-in-ready 3-bedroom mobile home is situated in the desirable community of Timberlea. Perfect for first-time buyers, down-sizers, or investors, this home offers a rare combination of affordability, style, and convenience—with no condo fees to worry about! From the moment you step inside, you’ll notice the care and attention put into every detail. The home features newer flooring throughout (2019/2020), creating a seamless and modern look in every room. The heart of the home is the updated kitchen, complete with granite countertops, stainless steel appliances, ample cabinet space, and a contemporary feel that makes cooking and entertaining a pleasure. The open-concept layout flows effortlessly from the kitchen into the bright living area, providing plenty of space for relaxing or gathering with family and friends. Large windows fill the home with natural light, enhancing the warm, welcoming atmosphere. The spacious primary bedroom is a true retreat, showcasing unique cedar feature walls that add natural texture and charm. Two additional bedrooms offer flexibility for family, guests, or a home office. The bathroom has also been refreshed to match the stylish upgrades throughout the home. This home offers a peaceful setting while still being close to everything you need—schools, parks, trails, shopping, restaurants, and public transit are all nearby. The backyard is a true retreat with a large two tier deck with gazebo & a large 12x12 shed. Last but not least, parking for 4 in the spacious driveway! With extensive renovations already completed, this home is ready for immediate possession—just move in and enjoy. [painted exterior(2023), shingles(2019), skirting(2019), windows(2018), front exterior door(2018), front fence(2023), front patio and large deck(2019), insulated shed(2019),

kitchen renovation, primary and secondary bedrooms, living room and both bathrooms(2019), washer and dryer(2019), gas HWT(2019) and central A/C(2023)]