



GRASSROOTS
REALTY GROUP

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

104 Harpe Way
Fort McMurray, Alberta

MLS # A2230915



\$359,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,220 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RMH-1
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Garage heater, central ac

CALLING ALL PEEPS WHO WANT A LARGE YARD, LOADS OF PARKING, GARAGE AND SHED!! Welcome to 104 Harpe Way, a rare find tucked away in a quiet cul-de-sac in Timberlea, backing onto greenbelt and just steps from Syncrude Athletic Park. There's a children's community playground straight across the road too! This renovated mobile sits on a LARGE pie-shaped lot—nearly 8,000 sq ft—with incredible outdoor features including RV parking, mature trees, DEEP BACKYARD w/ firepit area! Loads of room for a pool, trampoline and swing set! Heck, you can build a hockey rink in the winter!! More AMAZINGNESS—you also get a large wired shed, big deck, concrete patio area, and a detached heated double garage with 10 ft ceilings- perfect for projects! Inside, the home shines with luxury vinyl plank flooring throughout, updated paint, lighting, refinished cabinetry, modern hardware, and black stainless steel slate appliances all replaced in the past 5-6 years. The open-concept living space features a cozy gas fireplace and garden doors leading out to the large deck/yard. There are three bedrooms, including a spacious primary with a beautifully renovated ensuite, plus an updated main bath and separate laundry room. Additional upgrades include a brand new furnace (June 2024), new exterior doors, skirting and insulation (2022), central A/C, and shingles approximately 5-6 years old. This home is the complete package—privacy, updates, space for all your toys, and move-in ready condition. Don't miss it!