



GRASSROOTS
REALTY GROUP

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**163 Cree Lane
Fort McMurray, Alberta**

MLS # A2236939



\$274,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,393 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Pantry, Skylight(s)		

Inclusions: 2 SHEDS AND WOOD SHED

AFFORDABLE LIVING IN TIMBERLEA – NO CONDO FEES! Welcome to this well-maintained mobile home offering 3 spacious bedrooms, including a primary suite complete with an ensuite bath and walk-in closet. The open-concept living area is generously sized and filled with natural light. The updated kitchen (2018) features newer appliances and modern finishes, perfect for daily living or entertaining in an open concept lay out. You’ll appreciate the no carpet throughout the home, offering low-maintenance and clean living. Numerous upgrades include a new furnace (2017), central A/C(2017) roof with skylight (2016), hot water tank (2025), and recently replaced heat trace. Both water and sewer lines are done, giving peace of mind. Storage is no issue here—with three sheds, including a wood shed ideal for your quad, bikes, or tools. A great opportunity to own your own land and home in Timberlea—schedule your showing today!