



GRASSROOTS
REALTY GROUP

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

157 Couture Lane
Fort McMurray, Alberta

MLS # A2241497



\$259,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,248 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH
Foundation:	None	Utilities:	-

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

Inclusions: None

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.