



**GRASSROOTS**  
REALTY GROUP

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

**165 Mitchell Drive  
Fort McMurray, Alberta**

**MLS # A2242486**



**\$294,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached, Stall		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Furniture Negotiable

Meticulously Maintained | Fully Fenced | Detached 15'3" x 17' Wired Garage | Brand New Shingles Welcome to 165 Mitchell Drive, a beautifully cared-for 1,329 sq ft, 3-bedroom, 2-bathroom home nestled in the quiet, established neighbourhood of Timberlea. Set on a landscaped lot with incredible curb appeal—including a freshly painted driveway and mature trees—this home offers both functionality and charm from the moment you arrive. Step inside to discover a bright, open-concept kitchen complete with stainless steel appliances, a centre island, crisp white cabinetry, and a spacious dining area—perfect for family meals or entertaining guests. With its generous square footage and well-designed layout, this home feels both spacious and comfortable. The large living room is bathed in natural light from a picture window, creating a warm and inviting space to unwind. The thoughtful floor plan includes generously sized bedrooms, all carpet-free for easy maintenance and modern appeal. The primary suite is a private retreat, featuring large windows, a spacious walk-in closet, and a well-appointed 4-piece ensuite. A separate laundry room offers a full-sized, stackable front-load washer and dryer, along with convenient extra storage. Step out the back door to enjoy a fully fenced yard with a lower-level deck—ideal for summer BBQs, morning coffee, or simply relaxing among the mature trees that add beauty and privacy. A standout feature of this home is the 15'3" x 17' detached, wired garage—perfect for additional storage, a workshop, or keeping your toys sheltered year-round. The added power makes it a versatile space for hobbies or future upgrades. Additional upgrades include central air conditioning, a rebuilt furnace and a large, well-maintained driveway completes this move-in-ready package. If you're looking for a

well-cared-for, affordable, and low-maintenance home in a peaceful neighbourhood—this is the one. Call today to schedule your private viewing!