



GRASSROOTS
REALTY GROUP

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

**165 Mitchell Drive
Fort McMurray, Alberta**

MLS # A2242486



\$294,900

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

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Furniture Negotiable

Meticulously Maintained | Fully Fenced | Detached 15'3" x 17' 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, garage—perfect for additional storage, a workshop, or keeping your toys sheltered year-round. 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!