



**GRASSROOTS**  
REALTY GROUP

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**157 Cree Road  
Fort McMurray, Alberta**

**MLS # A2245172**



**\$242,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                      |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide        |               |                   |
| <b>Size:</b>     | 1,039 sq.ft.                   | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Off Street           |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                      |               |                   |
| <b>Lot Feat:</b> | Landscaped                     |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Linoleum       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Metal Frame, Wood Siding | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | See Remarks              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks              |                   |     |

**Inclusions:** as is / where is at time of possession

Welcome to 157 Cree Road. This 3-bedroom, 2-bathroom mobile home offers a great opportunity for buyers looking to invest or create their own space. With no condo fees and a layout designed for practical living, this property provides an affordable option in a well-established neighborhood. The home features an open concept kitchen and living room area, a spacious primary bedroom with ensuite, and two additional bedrooms that offer flexibility for family or guests. Ideal for those with a vision to update and add value, this property is being sold as is/ where is without warranties or representations. Schedule your private showing today!