



GRASSROOTS
REALTY GROUP

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**117 Mitchell Drive
Fort McMurray, Alberta**

MLS # A2252003



\$329,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,519 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Garage Faces Front, Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape		

Heating:	Floor Furnace	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air, Gazebo

MOVE IN READY! This stunning, RENOVATED 3 bedroom, 2 bathroom home blends modern living with comfort and charm. As you step inside, you'll immediately notice the bright and spacious living room, filled with natural light & a perfect space for relaxation or entertaining. The heart of the home is the recently RENOVATED kitchen, complete with brand NEW CABINETS and sleek Quartz COUNTERTOPS offering both style and functionality. Whether you're preparing a family meal or hosting guests, this kitchen will inspire your inner chef. The property also boasts a single DETACHED GARAGE with wooden flooring and electricity equipped with a 220-amp, providing the ideal workshop or storage space for your projects. Outdoors, you'll find a fully fenced, low-maintenance backyard & perfect for those who want to enjoy the outdoors without the hassle of upkeep. The landscaped yard offers a peaceful retreat and includes the gazebo. Recent Renovations: Furnace & Central Air (2024), Fridge (2024), Dishwasher (2025), Washer (2025), Quartz Kitchen Countertops (2022), Kitchen Cabinets (2021), Shingles (2021), Main Bathroom (2022), Pantry (2020), Garage (2020) This renovated gem is move-in ready and awaits its new owners. Don't miss the opportunity to experience this beautiful home in person & photos simply don't do it justice!