



GRASSROOTS
REALTY GROUP

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

122 Couture Lane
Fort McMurray, Alberta

MLS # A2254681



\$244,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,201 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, None		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Skylight(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, and Shed.

Value-packed home at an unbeatable price—with no condo fees! Welcome to 122 Couture Lane, a meticulously maintained and extensively upgraded property offering a rare 4 bedrooms and 2 full bathrooms. From the moment you step inside, you’ll notice the pride of ownership throughout, with updates from paint to laminate flooring that give the home a fresh, modern feel. The heart of the home is the beautifully remodelled kitchen (2014), featuring rich maple espresso shaker-style cabinetry, ample counter space, updated appliances, and a bright eat-in dining area that flows seamlessly into the spacious living room—perfect for entertaining or family gatherings. The primary suite is generously sized with a walk-in closet and a stylish updated 4-piece ensuite. Three additional bedrooms, an upgraded main bath, and a convenient laundry room complete the layout. Step outside to enjoy the large oversized deck, a fully fenced backyard, a storage shed, and a sizeable driveway with ample parking. With a long list of recent upgrades—including appliances (2015), hot water tank, refrigerator, and deck (2016), roof (2020), skylight (2022), Atco meter (2023), bathrooms (2023), furnace (2023), washer and dryer (2024), and bathroom fans (2025)—this home truly offers peace of mind and exceptional value. Located close to playgrounds, parks, and a variety of amenities, this property combines convenience with move-in-ready appeal. Don’t miss this incredible opportunity for affordable homeownership in a great neighbourhood—check out the photos, floor plans, and 3D tour, and call today to book your personal viewing.