



**GRASSROOTS**  
REALTY GROUP

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**252 Cree Road  
Fort McMurray, Alberta**

**MLS # A2260284**



**\$279,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** Standup Freezer, Portable A/C, Shed

252 Cree Road - this updated and affordable mobile home where comfort, convenience, and outdoor living all come together. With no condo fees and no neighbours behind you, this home is a wonderful opportunity for anyone looking for a place that feels private while still being close to everything you need. Inside, you'll find a bright and welcoming layout that's been refreshed with modern finishes. The kitchen is a standout with its clean white cabinetry and stainless steel appliances, creating a cheerful space that makes cooking and entertaining easy. The open flow into the living area means there's plenty of room to spend time with family and friends. With three bedrooms, there's space for everyone, and the large primary bedroom with its own ensuite bathroom is the perfect spot to relax and recharge at the end of the day. Step outside and enjoy a fully fenced yard that backs onto Tower Road. It's ideal for kids, pets, or simply enjoying some fresh air in peace, and the direct ATV access adds a touch of adventure right from your own backyard. The spacious driveway provides lots of parking, making everyday life that much easier. This home is set in the family friendly Timberlea area, close to schools, parks, trails, and all the local amenities that make day-to-day living simple and enjoyable. Highlighted updates include new dryer(2024) and complete overhaul underneath the home with new belly bag and heat trace(2024). Whether you're buying your first home, downsizing, or just looking for a property that offers both comfort and value, this one is ready to welcome you.