



GRASSROOTS
REALTY GROUP

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**152 Cree Road
Fort McMurray, Alberta**

MLS # A2264183



\$209,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,058 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RMH
Utilities:	-

Inclusions: NA

Welcome to this affordable and well-maintained mobile home with no condo fees. Perfectly priced to allow room for your personal touches, this property offers comfort, space, and excellent value. The home features central air conditioning, a full ensuite with a tub, and a spacious primary bedroom with a large closet. The roof was replaced approximately ten years ago, and the furnace is only four years old, offering peace of mind for the next owners. Outside, you'll find a single detached garage, a large one-and-a-half-story shed, and a two-tier deck that leads down to a private area with a fire pit—perfect for relaxing or entertaining. There is also a gate providing convenient access to Tower Road. This home is thoughtfully priced to reflect the cosmetic updates needed, giving you the flexibility to make improvements at your own pace.