

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

125 Waterhouse Street Fort McMurray, Alberta

MLS # A2264681



\$265,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,212 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, Level, Low Maintenance Landscape, Rectangular Lot, See Remar		

Water: **Heating:** Central Floors: Sewer: Laminate, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Mixed **RMH** Foundation: Piling(s) **Utilities:**

Features: Laminate Counters, Pantry, See Remarks, Skylight(s), Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

BEAUTIFULLY UPDATED HOME WITH NO CONDO FEES! Welcome to this bright and stylish 3-bedroom, 2-bathroom home in the heart of Timberlea — ideally located with quick access to Tower Road, Syncrude Athletic Park, and nearby bus stops. Step inside to find modern updates throughout, including fresh paint and new flooring that create a warm and inviting atmosphere. In the front of the home, you' Il find two generous bedrooms and a beautifully refreshed full bathroom. Down the hall, a spacious living room with a large window fills the space with natural light — the perfect spot to relax or entertain. The kitchen is a true highlight, offering plenty of counter space, stylish cabinetry, and stainless steel appliances that make cooking a breeze. At the back of the home, the private primary suite features a spa-like ensuite with a corner jetted tub and separate stand-up shower, creating your own peaceful retreat. Conveniently located near the primary bedroom, the laundry area adds practicality to everyday living. In space, the primary suite fenced yard complete with a storage shed — perfect for BBQs, play, or relaxing evenings. Don't miss your chance to own this beautifully updated home in a fantastic location, book your private tour today!