



**GRASSROOTS**  
REALTY GROUP

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200 Harpe Way  
Fort McMurray, Alberta

MLS # A2267020



**\$259,900**

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,103 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, See Remarks, Skylight(s), Storage		

Inclusions: n/a

Welcome to 200 Harpe way - a move in ready home backing on greenspace and walking trails with a single detached garage and ample parking!. This home has 3 bedrooms, including a spacious primary suite with a full ensuite at the back of the home. With vaulted ceilings, the open floor plan of the living room and kitchen make the space feel bright and inviting and the kitchen has skylights, lots of cupboard space and room for a small kitchen island as well as a dining room table. At the front of the home you will find a large 4 piece bathroom and the two additional bedrooms, with one featuring a large walk in closet. Garden doors off the kitchen lead you outside to your huge two tiered deck, great for the entertaining and tons of space for the outdoor kitchen you have been dreaming of! The back yard is low maintenance and just big enough for your furry friends, or for sitting around enjoying a fire. There is a shed at the back of the home for extra storage and a gate in the back fence leads you to beautiful wooded walking trails. Finally, the detached garage can provide extra parking or toy storage, or be transformed into your new hangout spot! Located within walking distance of parks, playgrounds & Syncrude Athletic Park and close to all the amenities Timberlea provides, this would make for a great starter home!