



**GRASSROOTS**  
REALTY GROUP

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**465 Harpe Way  
Fort McMurray, Alberta**

**MLS # A2267765**



**\$199,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** fridge, stove, dishwasher, washer/dryer 'as is'

Opportunity knocks—answer the door to your next chapter! Nestled on a generous corner lot in the sought-after Timberlea subdivision, this freshly revitalized 3 bedroom, 2 bath home is ready for immediate possession. Whether you're a first-time buyer, a small family, or downsizing, you'll love the blend of modern updates and classic curb appeal. Key Features & Recent Upgrades

- Brand-New Luxury Vinyl Plank Flooring (July 2025): Sleek, durable and easy to maintain—perfect for high-traffic living spaces.
- Interior Fresh Paint (July 2025): Neutral palette throughout creates a bright, move-in-ready canvas for your décor.
- Shingles Replaced (2019): Peace of mind underfoot and overhead—no roof worries for years to come.
- Outdoor Shed: Extra storage for tools, toys, lawn equipment or weekend projects.

Interior Highlights - Step inside to discover a welcoming foyer that flows into a spacious living area, bathed in natural light. The open concept living and dining rooms offer flexible layouts for entertaining or cozy family movie nights. The kitchen features ample cabinet space and a convenient peninsula perfect for quick breakfasts or coffee with friends. Down the hall, three well-proportioned bedrooms share two full bathrooms, ensuring space and privacy for everyone. Outdoor & Community Appeal. Positioned on a large corner lot, this home boasts generous lawn space ideal for summer barbecues, gardening, or playtime. Timberlea's tree-lined streets and friendly neighborhood vibe make morning strolls and evening bike rides a delight. With schools, shopping, and dining just minutes away, you'll enjoy both tranquility and convenience. Nestled near the park, schools and all amenities. Sold As-Is, Priced to Sell - Whether you're looking for turnkey perfection or a canvas for your personal touches,

this Timberlea gem delivers. Don't let this opportunity pass you by—homes in this price range and condition move fast! Call to view! Condo fee is \$180.00 per month. Call today to schedule your private showing and make Timberlea home. Your opportunity is here—answer the door!