



GRASSROOTS
REALTY GROUP

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137 Mitchell Drive
Fort McMurray, Alberta

MLS # A2274723



\$324,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,509 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Private, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry		

Inclusions: fridge, stove, dishwasher, washer, dryer, air conditioner, microwave, blinds, shed

BOUGIE RENOS You can tell someone loved this home long before you reach the front door. Imagine four bedrooms and two updated bathrooms wrapped in luxury, fuelled by bougie design and powered by coffee. Step inside and the foyer steals the show right away. That custom built bench with cubbies, hooks, closed storage and a warm wood seat sets the tone for the entire place. It feels organized, intentional and high quality. Nothing squeaks, rattles or looks rushed. Head down the hall and the first section of the home opens to three bedrooms and the main bath. The bathroom looks like it came out of a boutique hotel with full height marble look tile, matte black fixtures and a clean vanity with shiplap detailing. Every bedroom has an upgraded closet, painted and wallpapered inside with added lighting. No guessing games when you are hunting for a sweater at seven in the morning. Then the home opens up and gives you that big wide breath of space. The living room, dining area and kitchen stretch from one end to the other with vinyl plank flooring and matching vents tying it all together. It feels fresh and warm at the same time. The kitchen is where you lose all sense of being in a mobile. White cabinetry, soft close everything, new counters & hardware, a full island, new stainless appliances and that glossy taupe tile backsplash that adds depth without shouting for attention. The skylight pours in natural light and the whole space shines. Then you open the pantry and it becomes a whole other experience. Full marble look wall tile, warm wood shelving, custom counters and storage that feels like it was designed by someone who actually cooks. It is bright, polished and wildly practical. And tucked inside is the perfect surprise. Room for a coffee bar ready for your latte era. It is the kind of pantry that makes you want to alphabetize your spices and brag about it. This

laundry room has main character vibes. You get stacked modern appliances, sage cabinetry with gold hardware, a feature wall paper, open shelving and a black sink that looks like it planned its outfit a week in advance. Bright, beautiful and way more fun than a chore zone has any right to be. At the opposite end is the private primary suite. The walk in closet has a wallpaper accent, custom shelving and organized hanging space that makes getting ready easy. The ensuite continues the luxury with marble look tile, a deep tub, a custom niche and champagne gold fixtures. The vanity and shiplap wall complete a calm, polished space. The upgrade list is long for 2025: vinyl plank flooring, roof, counters, fixtures, hot water tank, furnace, all appliances, blinds, serviced AC, fresh paint throughout, deck and fence improvements, which opens for RV parking, with two parking stalls. The quality of work here is obvious in every photo and even more obvious in person. New definition of pride of ownership. Be sure to check out the 360 tour and detailed floor plans. Are you ready to say yes to the address?