



**104 Cree Road**  
**Fort McMurray, Alberta**

**MLS # A2275636**



**\$199,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Washer, Dryer, Refrigerator, Dishwasher, Stove

Discover the perfect blend of AFFORDABILITY, COMFORT, and CONVENIENCE at 104 Cree Road in the heart of Timberlea. This well-maintained 4-bedroom, 2-bathroom manufactured home offers spacious living WITHOUT the burden of condo fees&mdash;ideal for first-time buyers, growing families, or savvy investors seeking a fantastic opportunity in a family-friendly neighborhood. Step inside to an inviting layout complete with FURNISHINGS INCLUDED for a seamless move-in experience all for an unbeatable price. Location is everything! This home is situated next to Tower Road, you'll have quick access to endless outdoor adventures&mdash;ATV trails, walking paths, and the beauty of Fort McMurray's boreal forest right at your doorstep. Timberlea's welcoming community puts schools, shopping, parks, and amenities within easy reach. This turnkey property represents an excellent value in today's market&mdash;don't miss your chance to own a piece of Fort McMurray without the extra costs.