



**129 Cedar Street  
Fort McMurray, Alberta**

**MLS # A2277300**



**\$315,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

GREAT LOCATION, SPACIOUS and NO CONDO FEES! This home has been meticulously well maintained. Located in the heart of Timberlea, this mobile home offers 4 BEDROOMS, 2 Baths, laundry room, central A/C, fenced yard, shed for storage, beautiful WHITE KITCHEN with UPDATED APPLIANCES, lots of light, PARKING for 2-3 vehicles and several updates throughout! The primary bedroom has its ensuite bathroom and WALK-IN CLOSET. The other 3 rooms are generously sized and one of them has another walk-in closet. UPDATES: FLOORS 2021, HOT WATER TANK 2022, FURNACE 2019, KITCHEN APPLIANCES (Stove 2022 and Fridge, Dishwasher & Microwave 2021), outside and inside paint 2020. FAMILY FRIENDLY neighborhood, the bus stop is only 2 minutes walk, close to schools, playgrounds, grocery store, gas station, restaurants and lots of other amenities. Don't miss out the opportunity to OWN THIS GEM! Book a viewing today!