



**GRASSROOTS**  
REALTY GROUP

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**157 Elm Street**  
**Fort McMurray, Alberta**

**MLS # A2279385**



**\$329,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, 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-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, Open Floorplan, See Remarks, Vinyl Windows		

**Inclusions:** Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Double Wide &bull; No Condo Fees &bull; Air Conditioning &bull; Meticulously Maintained Welcome to 157 Elm Street, a beautifully maintained 1,523 sq. ft. double-wide mobile home situated on a 4,445 sq. ft. fully fenced lot in the established and desirable neighbourhood of Timberlea. The bright, open-concept living room features vaulted ceilings, a stylish feature wall, new laminate flooring, and a cozy corner gas fireplace&ampmdashperfect for relaxing on cold winter evenings. The spacious kitchen is filled with natural light from an overhead skylight with heat trace and offers new laminate countertops, stainless steel appliances (replaced in 2017), linoleum flooring, and ample cabinet and counter space. This home offers three well-sized bedrooms, including a generous primary suite complete with a walk-in closet and a 4-piece ensuite featuring ceramic tile flooring and a relaxing soaker tub. Two additional bedrooms are located on the opposite side of the home and share direct access to a 4-piece bathroom and a second living area, ideal for a home office or family room. The separate laundry room adds convenience and functionality. Outside, enjoy a deck overlooking the yard, an 8' x 10' storage shed, and recent upgrades including a new belly bag, fresh sod laid in August, and a professionally filled and sealed driveway. No condo fees and move-in ready&ampmdashthis home offers exceptional value. Call today to schedule your private viewing.