



GRASSROOTS
REALTY GROUP

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150 Couture Lane
Fort McMurray, Alberta

MLS # A2284857



\$239,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,184 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, windows covering and Air Conditioner

Welcome to 150 Couture Lane — a well-maintained 3-bedroom, 2-bath home with NO CONDO FEE located in a cul-de-sac in the desirable Timberlea featuring over 1,180 sq ft of comfortable single-level living, CENTRAL AIR and RV PARKING. As you walk in, you will be welcomed into a bright open layout with a spacious living room and a functional kitchen complete with breakfast bar, ample cabinetry and large windows that let natural light flow in freely. Down the hall are two bedrooms and a full bathroom providing plenty of space for growing family and at the back of the home, the generous primary bedroom includes a 4-piece ensuite and a walk-in closet. Recent updates add great value and peace of mind, including new siding, a new furnace (4 years ago), hot water tank (3 years ago), and new stove, dishwasher, washer and dryer. Outside, enjoy a large deck overlooking the yard with a raised 12x3 garden bed, a large shed for extra storage and a fence gate to bring in your RV or boat. Situated close to parks, playgrounds, shopping, and walking paths, this property offers an affordable opportunity for homeownership in a family-friendly community. Book your private showing today!