



**153 Lodgepole Way  
Fort McMurray, Alberta**

**MLS # A2287044**



**\$345,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                         |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                    |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide                           |               |                   |
| <b>Size:</b>     | 1,414 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> | Back Yard, Landscaped, Level, Standard Shaped Lot |               |                   |

|                    |                                                                            |                   |       |
|--------------------|----------------------------------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air                                                                 | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                  | <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>   | No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |                   |       |

**Inclusions:** N/A

Welcome to 153 Lodgepole Way: a spacious 1,414 sq ft double wide manufactured home built in 2007, offering a functional open concept layout and the added bonus of no condo fees. With four bedrooms and numerous recent updates, this larger floor plan provides flexibility and comfort for families, professionals, or down-sizers seeking space without compromise. The bright and inviting main living area features new vinyl plank flooring installed in 2022 and updated lighting completed in 2023. The home was freshly painted in 2024, creating a modern and well maintained feel throughout. The kitchen showcases dark stainless steel appliances, including a newer washer and dryer, and a microwave that is only days old. A stylish tile backsplash was added one year ago, enhancing the space. The deep freeze will remain with the home. The layout includes four bedrooms, with the fourth bedroom currently used as a workout room and easily suited as a home office or flex space. New blinds were installed in the primary and front bedroom in 2022. A new sliding door was added in 2024, improving both functionality and natural light. Major updates include a hot water tank replaced in 2021, a new chimney completed in 2024, and repairs to the belly bag within the past four years along with the added bonus of Central A/C. Outside, the property offers a fully fenced yard with the exception of the front, crushed rock under the carport, and grass in the remaining yard space. The wired shed includes 240 volt power and attic storage, making it ideal for projects or additional storage. The carport and small tent at the back will remain, as will the gazebo and exterior permanent lighting. 153 Lodgepole Way presents a move in ready opportunity with thoughtful upgrades and practical features throughout. Schedule your private showing today to experience everything this well cared for

home has to offer.