



GRASSROOTS
REALTY GROUP

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**213 Waterhouse Street
Fort McMurray, Alberta**

MLS # A2287610



\$309,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,480 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Chandelier, Kitchen Island, Walk-In Closet(s)		

Inclusions:	None
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Welcome to 213 Waterhouse street where you'll be pleased with this Charming, Well-Maintained Oversized Double-Wide Manufactured Home Nestled along the perimeter of Tower Road. This property is a true outdoor enthusiast's paradise, offering direct access to sled and quad trails right from the side yard! Enjoy the convenience of a double driveway and a welcoming covered veranda at the front of the home. The property also features an appealing storage shed, a spacious back deck perfect for relaxation, and a cozy fire pit area, ideal for evenings with family and friends. Inside, this move-in ready with home you'll find loads of recent upgrades, including: New Furnace (2024), Hot Water Tank (2022) Shingles (2020) Laminate Flooring (2021) throughout, along with new paint and stylish backsplash updates. New custom blinds will top off the living areas in 2022/2023 for a modern, fresh feel. The Heat Trace System was updated and wired directly to the panel box for peace of mind during winter months. The spacious layout includes 3 Bedrooms, large laundry room, formal dining, huge living room and porch that boasts a French door for additional aesthetic. There are two full baths completing this home. The oversized Primary Bedroom boasts a generous walk-in closet and a private 4-piece ensuite bath with a large jetted oval soaker tub. This Timberlea location has NO CONDO FEES! And, if you're looking for a "hop on the trail location", this is for you, as it is directly bordering TOWER ROAD! You'll be pleased to know that this street has a history of great neighbours whom takes pride in their homes and neighbourhood. Call to view today! This location is RARE!!