



465 Harpe Way  
Fort McMurray, Alberta

MLS # A2287965



**\$199,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** fridge, stove, dishwasher, washer/dryer all as is

Priced under \$200k! Beautiful 3 bedroom, 2 bath manufactured home. Shingles replaced in 2019, flooring replaced in 2025 to LVP. Fresh paint in neutral colors. This beautiful home sits in a big corner lot nestled near schools, parks, bus route and more! The perfect starter place to call home. Call now and start packing!