



GRASSROOTS
REALTY GROUP

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**465 Harpe Way
Fort McMurray, Alberta**

MLS # A2287965



\$199,900

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

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