



**189 Cree Road  
Fort McMurray, Alberta**

**MLS # A2294161**



**\$284,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, None		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<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
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Separate Entrance, Skylight(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, TV Mount, Shed X2, and Gazebo.

Welcome to 189 Cree Road, a completely renovated and meticulously maintained home tucked into a quiet area of Timberlea. Offering 3 bedrooms, 2 full bathrooms, and NO CONDO FEES, this move-in ready property delivers exceptional value with thoughtful updates throughout. Step inside to a spacious foyer with a large double-door closet to help keep the home organized. The open concept layout seamlessly connects the kitchen, dining, and living areas, enhanced by updated flooring, fresh paint, and modern light fixtures. The kitchen offers ample cabinetry and counter space, updated stainless steel appliances, and a skylight that fills the space with natural light. The bright and inviting living room showcases a large window, a cozy gas fireplace, and a stylish accent wall, creating the perfect setting for relaxing or entertaining. Toward the back of the home, you'll find a functional laundry area with built in cabinets leading into the spacious primary bedroom, complete with a large closet, feature wall, and a private 4-piece ensuite. At the front of the home, two additional generously sized bedrooms offer great closet space and are complemented by a 4-piece main bathroom and additional hallway storage. Step outside to your fully fenced backyard oasis, designed for both relaxation and enjoyment. This space features a deck with a gas hook up and gazebo as well as two wired sheds, one of which is an impressive 20' x 12' man cave. Extensive updates provide peace of mind, including siding (2014), insulated skirting (2016), A/C (2017), roof and deck (2021), windows and doors (2022), shed shingles (2024), updated counters, plus new fencing, patio, and gazebo. Additional upgrades include new washer and dryer, updated lighting and ceiling fans, roof vents, heat trace, furnace exhaust, and updated plumbing fixtures in both bathrooms (2014).

Located close to parks, playgrounds, schools, walking trails, and bus routes, plus easy access to nearby ATV trails. This home offers a perfect balance of comfort, functionality, and lifestyle. Turnkey and value-packed, 189 Cree Road is a fantastic opportunity you won't want to miss! So check out the photos, floor plans and 3D tour, and book your personal viewing today.