



**253 Card Court  
Fort McMurray, Alberta**

**MLS # A2294296**



**\$174,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<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>	Kitchen Island		

**Inclusions:** As is, Where is at time of possession

Opportunity knocks with this 3-bedroom modular home—perfect for investors, renovators, or buyers looking to build equity. Previously custom ordered with oversized windows, the home offers great natural light, while a decorative front bedroom window adds unique curb appeal. Buyers responsibility to confirm condo fee's and RMS for property. This property is being sold as is, but with a little updating and repairs the potential is clear. The functional layout includes a spacious kitchen with ample cabinetry, an island, and a corner china cabinet, flowing into a large living room with a gas fireplace and plenty of natural light. The primary bedroom features a walk-in closet and ensuite with a jetted tub, offering a solid foundation for future upgrades. There is also a separate laundry room great for additional storage. Outside, the yard is fenced and includes a sizable deck—ready to be refreshed into a great outdoor space. Located in the desirable Timberlea area, close to baseball diamonds, skate parks, water parks, and amenities, this property presents strong upside potential in a sought-after neighbourhood