



**256 Harpe Way
Fort McMurray, Alberta**

MLS # A2295090



\$159,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: SOLD AS IS

Welcome to 256 Harp Way, a well-located mobile home in the desirable community of Timberlea. Built in 2002, this property offers 3 bedrooms and 2 full bathrooms, making it a great option for families, first-time buyers, or those looking to downsize. Situated in a great spot on Harp Way, this home features solid curb appeal and a functional layout with comfortable living space throughout. The primary bedroom includes its own ensuite, while the additional bedrooms offer flexibility for kids, guests, or a home office. Close to schools, parks, and all amenities, this property is in a convenient and family-friendly location. Call today to book your personal showing! Property is being sold as is, where is.