



488 Harpe Way
Fort McMurray, Alberta

MLS # A2295211



\$259,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,199 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Storage		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Shed, OTR Microwave, A/C

At \$259,900 with condo fees of only \$175 a month, 488 Harpe Way is one of the most genuinely exciting listings to hit Fort McMurray in a while. This 1,200 square foot mobile home sits on a 4,112 square foot bareland condo lot in the heart of Timberlea, Fort McMurray. Three bedrooms. Two full bathrooms. Your own land. This is the whole package, and it is priced for people who are ready to stop renting and start owning. Walk through the front door and notice right away that there is not a single piece of carpet in this entire home. Every room features clean, easy-to-maintain flooring that looks great and keeps life simple. No steam cleaning appointments. No wondering what is hiding underneath. Just floors you can actually feel proud of every single day. The kitchen is where this home starts showing off. An island anchors the space and gives you the extra counter space that every home cook actually needs, along with a natural gathering spot for family and friends. Pull up a stool, pour a glass of something cold, and let the good times roll. Whether you are putting together a full dinner party or just surviving a busy weeknight, this kitchen is up for it. The primary bedroom is your personal sanctuary. The ensuite features both a jetted tub and a separate shower, a combination that feels genuinely luxurious no matter how often you use it. At this price point, a jetted tub in your own home is something worth celebrating. Soak away the stress of the week and enjoy every single second of it. Two more bedrooms round out the layout and give you the flexibility to live the way that works best for you. Home office, guest space, kids room, creative corner. You decide. The main 4 piece bathroom handles the rest of the household with ease and without any fuss. Outside, the fully fenced backyard backs directly onto greenspace. There are no rear neighbours looking in. Just open space, fresh air,

and genuine room to breathe. Set up a little garden, let the dog run free, fire up the barbecue, or just sit outside and enjoy the quiet. This yard makes everyday life better. Located in Timberlea, this home puts you close to top schools, beautiful parks: Syncrude Athletic Park, great shopping options, and all the everyday conveniences that make daily life just a little bit easier and a lot less stressful. This is a neighbourhood that works hard for the people who live in it. This home solves the question every first-time buyer is asking. How do I get into the market, own something real, and actually feel good about where I live. This is exactly how. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?