



108 Fir Street
Fort McMurray, Alberta

MLS # A2299579



\$335,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,517 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: SHED, GAZEBO, CAR PORT, STAND UP FREEZER NEGOTIABLE.

Welcome to 108 Fir Street, an exceptionally well maintained home that truly stands out for its immaculate condition and pride of ownership throughout. Lovingly cared for over the past 12 years and freshly painted throughout, this property offers a bright, functional layout, major mechanical updates, and a move in ready interior with no condo fees. The exterior offers great functionality with a large driveway that can accommodate up to three vehicles, a fenced yard, and a spacious deck built in 2020, perfect for enjoying the warmer months. A gazebo and storage shed add to the usability of the outdoor space, while the front yard enhances the home's overall curb appeal. Inside, the home features an open concept layout with fresh paint completed in 2025 on both walls and ceilings, creating a clean and modern feel throughout. The kitchen has been updated with refreshed white cabinetry, newer flooring completed in 2023, and updated appliances including a fridge replaced in 2024 and a dishwasher and microwave in 2025. The layout offers plenty of workspace and flows seamlessly into the living area, where a gas fireplace creates a warm and inviting atmosphere. The primary bedroom offers a generous layout with a large walk in closet and a four piece ensuite that was freshly painted in 2026. On the opposite side of the home, you will find another spacious bedroom with its own walk in closet, along with a third bedroom and an additional four piece bathroom for added convenience. Major mechanical upgrades provide excellent peace of mind, including a new furnace installed in 2025, central air conditioning replaced in 2025, and a hot water tank replaced in 2024. The home has also had professional work completed on the underbelly and heat trace system in 2025. The yard is designed for low maintenance living, and the overall property offers a comfortable

and functional lifestyle in a well established area. 108 Fir Street is a rare opportunity to own a detached home that has been meticulously cared for with significant updates already completed. Schedule your private showing today and experience the condition and care this home has to offer.