



**108 Harpe Way
Fort McMurray, Alberta**

MLS # A2299719



\$249,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Lawn, No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: no chattels as is where is on possession

Your vision. Your equity. Your home. Here it is, Fort McMurray. A real chance to get into a detached single family home in one of the city's most established neighbourhoods, at a price point that leaves real room in the budget to make it exactly what you want it to be. This is a repo property sold as-is, and for the right buyer, that is not a red flag. That is an opening. Whether you are a growing family ready to put down some roots, or a downsizer looking to simplify life without giving up a yard, a garage, or your own front door, 108 Harpe Way is worth pulling up to. Sitting on a 6,168 SQFT lot in the heart of Timberlea, this single family mobile home offers 1,216 SQFT of well-laid-out living space with a floor plan that just makes sense. The kitchen is where this home wins you over first. It has an island, plenty of room to cook & gather, & it opens right into the living room & dining area in one connected, easy-flowing space. The dining room pulls in a great dose of natural light, which makes the whole main floor feel bright & open even on the grey days Fort McMurray is known to serve up. The living room has real space to it. Room for a full sectional, a play zone, a reading corner, all of it if you want. This is the kind of layout families actually live well in. The primary bedroom is spacious & private, complete with a walk-in closet & a 4PC ensuite that keeps your mornings moving without the traffic jam. Two additional bedrooms down the hall give you the flexibility to set up kids rooms, a home office, or a guest space, whatever your household actually needs right now. A 4PC main bathroom serves the rest of the home well, & a dedicated laundry & storage room keeps the everyday clutter contained in its own corner where it belongs. Outside, the yard is fully fenced & ready for kids, dogs, garden projects, fire pits, or all of the above at once. The detached single garage means covered parking &

extra storage, which in Fort McMurray is less of a bonus & more of a basic requirement for survival come November. The 6,168 SQFT lot gives you genuine outdoor space to work with & shape into something you love over time. Location is one of this home's strongest cards. Timberlea is one of Fort McMurray's most family-friendly & well-connected communities, with a neighbourhood feel that is hard to put a price on. Syncrude Athletic Park is just minutes away, offering sports fields, open green space, walking paths, & year-round outdoor activity right in the community. Schools, shopping, parks, & everyday amenities are all close by, making the day-to-day feel easy & the location genuinely practical for a busy family life. Full transparency: this is a repo & it is priced to reflect that honestly. It is a fixer upper. The layout is smart, the lot is generous, the garage is there, & the bones are worth building on. But it is going to take some work & some vision to bring it to its full potential. For the buyer who wants to get into the market, build real sweat equity, & put thei