



GRASSROOTS
REALTY GROUP

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**165 Mitchell Drive
Fort McMurray, Alberta**

MLS # A2210596



\$309,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,314 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 160
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central ac, all window coverings, island (neg), furniture (neg)

Welcome to this well-maintained gem with an impressive 15' x 17' DETACHED GARAGE—perfect for hobbyists or extra storage! The garage boasts a concrete floor, garage door, and is easily accessible through a double-gated driveway that accommodates two vehicles side by side. This home offers ample parking out front and in the garage—a rare find! Step inside to a bright, airy kitchen complete with stainless steel appliances, a movable island, a corner pantry and eat up bar. The kitchen opens to the dining nook that has more cabinetry and a built in china cabinet. Boasting extra space with its 18' wide layout, making it feel more open and spacious than most homes in the area. You'll truly feel the difference in the large living room and generously-sized bedrooms, offering more room to relax and live comfortably. Enjoy a carpet-free home, with tile floors in the entryway and main bathroom, hardwood in bedroom #2 and laminate throughout the other bedrooms. The primary bedroom is a retreat with crown moulding, a walk-in closet, and a 4-piece ensuite. The back mudroom with a large double-door closet and leads to the backyard and ground-level deck, with mature towering aspen trees for privacy, perfect for outdoor entertaining. Plus, you'll appreciate the laundry has its own room with stackable front-loading washer and dryer, and storage space. Recent upgrades include new shingles and a rebuilt furnace (2019), along with the comfort of central air conditioning. This home has been meticulously maintained by its long term owners and the pride of ownership shines through. If you are looking for a move-in-ready home with nothing left to do then welcome home.