



GRASSROOTS
REALTY GROUP

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157 Cree Road
Fort McMurray, Alberta

MLS # A2300094



\$180,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,056 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Wood Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: no chattels as is where is on possession

Here is something you do not see every day in Timberlea. A home sitting on your own land, no lot rent, no condo fees, & a price that gives serious buyers a real shot at getting into the market. Yes, this one needs some work. But the land is yours, the layout is there, & the opportunity is the kind that does not come around all the time. This 3-bedroom, 2-bathroom single wide mobile home sits on a 4,202 SQFT lot & offers 1,041 SQFT of living space. For the right buyer, the price reflects the condition & that is not a setback. That is the point of entry. The open concept layout connects the living room, kitchen, & dining area in one flowing space, making the home feel bigger than the square footage suggests. Natural light fills the main living area throughout the day. The kitchen offers a solid amount of cupboard storage, & a laundry nook built right into the hallway keeps daily life simple & practical. The primary bedroom is tucked away for privacy & comes with its own 4PC ensuite. A second 4PC bathroom serves the remaining two bedrooms. Outside, the backyard has a lawn with room for kids to actually enjoy the space. The front yard is low maintenance with just enough room for a small garden. Driveway parking out front completes the package. This is a home priced to reflect the opportunity. But what you get in return is real: land you own in Timberlea, three bedrooms, two full bathrooms, a yard, & zero lot rent or condo fees. For a first-time buyer ready to put in the work, or an investor eyeing a project with upside, this one delivers. Check out the detailed floor plans where you can see every sink & shower in the home and our 360 tour. Are you ready to say yes to this address?