



GRASSROOTS
REALTY GROUP

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144 Mitchell Drive
Fort McMurray, Alberta

MLS # A2309264



\$289,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,129 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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Welcome to 144 Mitchell Drive in Timberlea, a beautifully updated 3-bedroom mobile home offering incredible functionality, modern updates, and the kind of parking and garage space that’s hard to find. Step inside and you’ll immediately appreciate the bright, refreshed interior featuring white kitchen cabinets, updated flooring throughout with new flooring completed in 2025 and additional flooring upgrades from 2022, creating a clean and modern feel. The cozy gas fireplace adds warmth and character to the main living space, making this home feel inviting from the moment you walk in. The primary bedroom offers its own updated ensuite, giving you a private retreat, while the additional two bedrooms make this an ideal setup for families, guests, or even a home office. Outside is where this property truly stands out. The massive double RV gate provides incredible access to the backyard, making it easy to store your RV, trailer, toys, or additional vehicles. The 14 x 20 heated garage/shop with a concrete pad is perfect for projects, storage, or keeping your vehicles warm year-round, with the garage heater installed in 2020. You’ll also love the large deck and raised patio space, creating the perfect setup for relaxing or entertaining. Additional upgrades include skirting insulation redone in 2021 and updated again in 2025, plus a hot water tank replaced in 2021 for added peace of mind. With modern updates, exceptional parking, a heated shop, and true move-in ready condition, 144 Mitchell Drive offers outstanding value in a family-friendly location close to schools, parks, and amenities. Call today for your personal tour.