



GRASSROOTS
REALTY GROUP

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177 Couture Lane
Fort McMurray, Alberta

MLS # A2309498



\$284,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,217 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: refrigerator, stove, dishwasher, microwave, washer/dryer

Welcome to 177 Couture Lane – a fantastic opportunity to own a well-maintained home with NO CONDO FEES in the heart of Timberlea! Nestled in a quiet cul-de-sac, this charming 3-bedroom, 2-bathroom mobile home offers both comfort and convenience. Inside, you’ll find a beautifully updated kitchen (2021), complemented by modern laminate flooring (2021) and new carpet in the bedrooms (2023), creating a warm and inviting space for the whole family. Enjoy comfort with central air conditioning (2020), and peace of mind knowing the roof shingles were replaced in 2020. Step outside to a spacious, fully fenced yard—perfect for kids, pets, or entertaining. Located just minutes from walking trails, schools, shopping, and with quick access to Tower Road, this home offers the perfect blend of lifestyle and location. Whether you’re a first-time buyer, downsizing, or looking for an investment, this property checks all the boxes—move-in ready and no condo fees!