



GRASSROOTS
REALTY GROUP

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369 Cree Road
Fort McMurray, Alberta

MLS # A2325063



\$339,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,268 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Drive Through, Driveway, Garage Faces Front, Heated Garage, Insu		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Veneer	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C unit , Garage Heater, all window coverings,

ATTACHED HEATED DRIVE-THROUGH GARAGE! NO CONDO FEES! Welcome to 369 Cree Road, a meticulously maintained home that showcases true pride of ownership with numerous quality upgrades completed throughout the years. Offering 3 spacious bedrooms, the thoughtfully designed layout features two generous guest bedrooms on one side of the home, while the private primary retreat is situated on the opposite side and includes a walk-in closet and a full ensuite with a relaxing jetted tub. The beautifully refreshed kitchen has been freshly painted and offers an abundance of cabinet and counter space, stainless steel appliances including a microwave (2026), and a stylish backsplash completed in 2026. The bright and inviting living room provides plenty of space for the entire family and is beautifully accented by a gas fireplace with a stunning stone surround completed in 2021. The main bathroom has also been tastefully updated with a new countertop and tiled shower surround. Step outside to enjoy the landscaped, fully fenced backyard featuring a spacious deck, perfect for relaxing or entertaining. The attached heated drive-through garage with an 8-foot overhead door, along with the double front driveway, provides exceptional parking and storage. Additional updates completed within the last five years include flooring, paint, baseboards, door trim, painted interior doors, and updated door hardware. Other major improvements include central air conditioning (2024), a hot water tank (2026), furnace servicing with new components over the past five years, and the sellers believe the shingles were replaced in 2010. This move-in-ready home offers exceptional value—schedule your private showing today!