



GRASSROOTS
REALTY GROUP

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189 Couture Lane
Fort McMurray, Alberta

MLS # A2325396



\$349,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,105 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR microwave, all window coverings.

Welcome to 189 Couture Lane featuring a 26' x 22' DOUBLE DETACHED GARAGE with infloor heating. Nestled in a quiet cul-de-sac on a spacious pie-shaped lot, it offers exceptional parking space—ideal for multiple vehicles, a boat, or even an RV. The oversized yard, adjacent to a walking path, is perfect for outdoor activities, with ample room for kids, pets, and your backyard dreams. Inside, you'll find 3 bedrooms, 2 full bathrooms, and easy-to-maintain laminate and lino flooring throughout—no carpet! The eat-in kitchen is equipped with sleek stainless steel appliances, making meal prep a breeze. Step outside to the fully fenced backyard, where a ground-level deck invites you to relax and enjoy the outdoors. Plus, NO CONDO FEES means more freedom and fewer monthly expenses! This is the perfect property for those looking for space, comfort, and flexibility.