



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

137 Cree Road
Fort McMurray, Alberta

MLS # A2328731



\$265,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,197 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Wood Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Granite Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: as is/where is at time of possession

Welcome to 137 Cree Road! This updated 3-bedroom mobile home in Timberlea offers an affordable, move-in-ready opportunity with no condo fees. Featuring a bright open-concept layout, an updated kitchen with modern finishes, and a spacious living area, this home is ideal for first-time buyers, downsizers, or investors. The primary bedroom provides a cozy retreat, while two additional bedrooms offer flexibility for family, guests, or a home office. Outside, enjoy a large deck with gazebo, a spacious storage shed, and parking for up to four vehicles. Conveniently located close to schools, parks, trails, shopping, restaurants, and transit. With numerous updates completed over the years, this home is ready for its next owner.