



GRASSROOTS
REALTY GROUP

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107 Cree Lane
Fort McMurray, Alberta

MLS # A2330596



\$299,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,212 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s), Pillar/Post/Pier	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer and dryer, deep-freezer, central air conditioner, existing window coverings

****IMMACULATE, RENOVATED & MOVE-IN READY!**** Pride of ownership shines throughout this beautifully maintained 3-bedroom, 2-bathroom home that offers exceptional curb appeal, extensive updates, and a true turn-key lifestyle. From the moment you arrive, you will appreciate the paved driveway, manicured landscaping, stunning gardens, and inviting front deck complete with ambient lighting, creating the perfect setting to enjoy those warm summer evenings. Step inside to discover a bright and welcoming interior featuring numerous renovations throughout, including updated paint, modern flooring, a beautifully remodelled kitchen, and all newer appliances within the last three years. The functional open-concept layout offers a spacious living area highlighted by large windows and a cozy fireplace, while the renovated kitchen provides ample cabinetry, stylish finishes, and a central island ideal for everyday living and entertaining. Major updates have already been completed for peace of mind, including shingles replaced in 2017 and a brand-new hot water tank installed in 2026. The pride of ownership continues outside where you'll find immaculate gardens, lush green space, and an impressive wired utility shed complete with a hobby workbench, making it the perfect space for storage, projects, or gardening enthusiasts. Every inch of this home has been lovingly cared for and thoughtfully improved, making it an ideal opportunity for buyers seeking comfort, functionality, and a property where all the hard work has already been done. This is a rare opportunity to own a beautifully updated home that truly must be seen to be fully appreciated.