



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

161 Harpe Way
Fort McMurray, Alberta

MLS # A2332601



\$325,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,147 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, See Remarks		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 175
LLD:	-
Zoning:	RMH-1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer and dryer, A/C, Garage TV, living room projector and TV and speakers

Beautiful 3 bedroom mobile with detached garage located close to schools, athletic park, walking trails, bus stops, shopping and restaurants. Step inside this updated 3 bedroom home! The spacious kitchen with white cabinets and stainless appliances is bright and sunny. The kitchen opens into large living room with cozy corner gas fireplace, and gorgeous laminate wood floors throughout. On one end, you have two bedrooms and a 4pc bathroom, on the opposite end you have the big primary bedroom with 4pc ensuite and massive closets with updated doors. The laundry area is conveniently located beside the primary bedroom. The entire home has had many updates, including bathrooms, lighting, flooring, doors, trim and paint. This home comes with central A/C. This property is on a corner lot with a double driveway and huge deck great for relaxing or entertaining. The property also boasts a large heated detached garage with extra gravel parking pad for extra parking and storage! This home is extremely well kept with a beautifully landscaped yard and is move in ready! Call to view today!