



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

216 Cree Road
Fort McMurray, Alberta

MLS # A2333505



\$260,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,215 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

OPEN HOUSE AUGUST 11 5-7PM

Welcome to 216 Cree. A 3 bedroom, 2 full bath home that offers real value with the big-ticket items already taken care of! Priced at \$260,000, this is a great entry point into homeownership. The furnace and hot water tank were both replaced in 2026, giving you peace of mind for years to come, while newer shingles from 2023 add lasting durability. Inside, the bedrooms feature updated flooring from 2023. The kitchen offers a functional island, perfect for meal prep, morning coffee, or gathering with family and friends. The appliances, washer, dryer, fridge, stove, and dishwasher were replaced in 2020, so you can move in and settle right in without the hassle of upgrades. Stay comfortable year round with central air in the summer and a cozy gas fireplace for those cold winter nights. Outside, you'll find a brand new fence built in July 2026, a backyard shed for extra storage, and a 2-car driveway for parking. With no condo fees to worry about, this home is an easy choice for buyers looking for value. Set in a great neighbourhood close to schools and parks, 216 Cree is ideally located for families and anyone who loves being close to everyday amenities. Book your showing today!