



GRASSROOTS
REALTY GROUP

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173 Cree Road
Fort McMurray, Alberta

MLS # A2334091



\$339,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,211 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Converted Garage, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: fridge, stove, otr microwave (works- range vent connected to a downdraft- is as is), diswasher (as is- needs repair), washer, dryer, tv mounts, curtain rods, shed, central a/c unit, garage heater, blinds (in house and garage)

SHOWS LIKE NEW & TRULY TURN-KEY! This beautifully updated 3 bedroom, 2 bathroom home has had the big-ticket work done, inside and out. Recent exterior improvements include a freshly repainted exterior, replaced vinyl windows, brand-new skirting, updated insulation and heat trace for added peace of mind, plus shingles replaced approx. 12 years ago by previous owners. Central A/C was added in 2022, and the hot water tank was replaced in 2016. The true showpiece is the incredible 16' x 26' GARAGE/SHOP, built in 2024 with a 9.5' ceiling and finished with exceptional attention to detail. Currently used as a workspace, it has been framed and wired for a future overhead door to allow vehicle access. No expense was spared with epoxy flooring, insulated and drywalled walls, paint and decorative trim, window blinds, a natural gas heater and 240V wiring. The rear portion has been converted into a dedicated storage area, making this an amazing space for hobbies, projects or a future garage. Inside, beautiful vinyl plank flooring runs throughout most of the home, complemented by fresh paint and updated light and plumbing fixtures. The kitchen has been refreshed with professionally refinished cabinetry, modern hardware and brand-new faucets. A separate laundry room offers plenty of additional storage and enough space for a deep freeze and more. The spacious primary bedroom is privately situated with a customized walk-in closet and updated ensuite. At the opposite end of the home, two additional bedrooms offer added privacy and convenient access to a second updated bathroom. Outside, the oversized 5,000+ sq. ft. lot offers plenty of parking, a storage shed, and room for up to four vehicles in the front driveway. With extensive updates already completed and NO CONDO FEES, this property is ready to simply move in and enjoy. Located

on a street that offers city and site bus route so it's regularly maintained during the winter and no long walk to your bus stop.