



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

125 Elm Street  
Fort McMurray, Alberta

MLS # A2337877



**\$319,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                      |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide        |               |                   |
| <b>Size:</b>     | 1,528 sq.ft.                   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Front Drive, Stall   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard                      |               |                   |

|                    |                  |                   |       |
|--------------------|------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | None             | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Vinyl Siding     | <b>Zoning:</b>    | RMH-1 |
| <b>Foundation:</b> | Piling(s)        | <b>Utilities:</b> | -     |
| <b>Features:</b>   | No Animal Home   |                   |       |

**Inclusions:** Fridge, Stove, Dishwasher, washer, Dryer, Microwave, Shed. stand up freezer, A.C.

125 Elm Street &mdash; Move-In Ready Value in Timberlea Double Wide &bull; No Condo Fees &bull; Central Air Conditioning &bull; Meticulously Maintained Welcome to 125 Elm Street, a beautifully maintained 1,528 sq. ft. double-wide mobile home offering the space, comfort, and affordability today's first-time and new home buyers are looking for. Situated on a 4,298 sq. ft. fully fenced lot in the established community of Timberlea, this move-in-ready home is an excellent opportunity to enjoy homeownership without condo fees. Step inside to a bright, open-concept living space featuring vaulted ceilings, carpet flooring, and a cozy corner gas fireplace&mdash;an inviting place to relax and unwind. The spacious kitchen is filled with natural light from an overhead skylight with heat trace and offers new laminate countertops, stainless steel appliances, plenty of cabinetry, and generous counter space. The thoughtfully designed layout provides three well-sized bedrooms, including a spacious primary suite with a walk-in closet and private 4-piece ensuite featuring a relaxing soaker tub. Two additional bedrooms are located on the opposite side of the home and share convenient access to another 4-piece bathroom. A separate laundry room adds even more functionality. Stay comfortable year-round with central air conditioning, perfect for keeping the home cool and comfortable during the warmer summer months. Outside, enjoy your private fully fenced yard and deck, perfect for summer BBQs, entertaining, or simply enjoying your own outdoor space. A 10'7" x 12'3" storage shed provides plenty of room for tools, toys, and seasonal equipment. Enjoy a front driveway that offers space for three vehicles across! Recent updates and features include central air conditioning, a hot water tank replaced within the last five years, and heat trace on the water lines. For

first-time buyers looking to move beyond renting, this home offers an excellent combination of affordability, space, privacy, comfort, and no condo fees. Just move in, make it your own, and enjoy the benefits of homeownership. Don't miss your opportunity to make 125 Elm Street your new home. Call today to schedule your private viewing!