



GRASSROOTS
REALTY GROUP

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**173 Cokerill Crescent
Fort McMurray, Alberta**

MLS # A2339608



\$119,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,069 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	1
Garage:	Multiple Driveways, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, washer, dryer microwave.

This well-maintained mobile home is located in Cartier Park, situated within the established neighbourhood of Timberlea. The property offers a practical and comfortable layout, along with several recent updates and convenient features. The home features three bedrooms and one bathroom, with laminate flooring throughout for a clean, cohesive look and easy maintenance. The open-concept kitchen provides a welcoming and functional space, complete with white appliances. Recent improvements include brand-new shingles, a recently replaced front step, and a hot water tank that was replaced within the last five years. The water lines underneath the home are heat traced, providing additional protection during colder weather. Outside, the property features an asphalt driveway and a 220-volt, 40-amp electrical plug for a camper, offering convenient access to power for recreational use. Located in Cartier Park within Timberlea, this home combines comfortable living, practical updates, and desirable outdoor features in an established community.