



GRASSROOTS
REALTY GROUP

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292 Cree Road
Fort McMurray, Alberta

MLS # A2341456



\$279,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,206 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Existing Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, and Shed X2.

Welcome to 292 Cree Road, an impeccably maintained home ideally located in the heart of Timberlea and backing onto a greenbelt. Featuring 3 bedrooms, 2 full bathrooms, and a spacious open concept layout, this home combines everyday functionality with a timeless, modern aesthetic. Inside, neutral tones, modern vinyl flooring, and an abundance of natural light create a bright and welcoming atmosphere throughout. The living room features large arched windows, vaulted ceilings, and plenty of room to gather and entertain. The kitchen offers ample cabinetry and counter space, modern subway tile backsplash, a convenient island, a sizeable corner pantry, and a beautiful skylight that brings even more natural light into the heart of the home. The adjacent dining area provides plenty of space for everyday meals or more formal gatherings, while the spacious utility room conveniently houses the laundry area. Tucked toward the back of the home, the large primary bedroom offers a bright and peaceful retreat with tall vertical windows, a sizeable walk-in closet, and an impressive 4-piece ensuite complete with a jetted tub. The ensuite also features a matching aesthetic throughout, including stylish sliding doors that add a thoughtful touch to the design. Two additional generously sized bedrooms are located toward the front of the home, and share a 4-piece bathroom providing flexibility for family, guests, a fitness room, or a home office. Outside, a fantastic full-length deck offers the perfect setting for summer barbecues, outdoor gatherings, or simply enjoying your private time while overlooking the beautifully landscaped and fully fenced yard. Backing onto the greenbelt provides a sense of privacy and creates a peaceful vibe in your outdoor space. Two large sheds provide excellent additional storage, while the front parking pad accommodates two vehicles. Located close to

parks, playgrounds, walking trails, and other amenities, this property offers the lifestyle and convenience that make Timberlea such a desirable community. Meticulously maintained, beautifully presented, and close to nature, 292 Cree Road is an opportunity you won't want to miss. Check out the photos, floor plans, and 3D tour, and call today to book your personal viewing.