



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

121 Couture Lane
Fort McMurray, Alberta

MLS # A2342988



\$239,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, all window coverings, central a/c, shed

BACKING ON TO GREENSPACE - Fantastic manufactured home with NO CONDO FEES, features 3 bedrooms, 2.5 bathrooms, open concept floor plan with laminate flooring throughout. The kitchen features skylights, a hutch for extra storage. This unit comes with laundry and 2 sheds. Nestled near walking trails, shopping, bus route, schools and more. IMMEDIATE POSSESSION AVAILABLE. Property is virtually staged. Bonus: shingles replace 2023 | Furnace computer board changed | hot water tank and belly bag replaced in 2021/2022 | AC installed around 2015 | Laminate flooring installed 2023