



GRASSROOTS
REALTY GROUP

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**193 Mitchell Drive
Fort McMurray, Alberta**

MLS # A2346235



\$319,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,152 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, hood fan, washer, dryer, all window coverings, AC unit, shed, garage heater,

ATTACHED HEATED GARAGE! LOADS OF PARKING! NEWER SHINGLES! Welcome to 193 Mitchell Drive! This well-maintained 3-bedroom home offers a fantastic layout, with NO CARPET throughout and laminate flooring running the course of the property. The spacious primary bedroom is privately located at one end of the home and features plenty of closet space, an ensuite bathroom with soaker tub, and direct access to the freshly painted back deck. At the opposite end, you'll find two generously sized spare bedrooms and a second full bathroom, making this an ideal layout for families or those looking for additional space. The bright kitchen offers ample cabinet and counter space, stainless steel appliances, and a convenient pantry tucked just around the corner. Overlooking the large living room, the kitchen and dining area create a comfortable space for entertaining and everyday family life. Outside, you'll appreciate the NEWER SHINGLES, an attached HEATED GARAGE with water access and epoxy flooring, plus multiple parking spaces on the driveway. The garage also provides convenient access to the backyard, which has just been completely re-landscaped with new sod and features a beautiful fire pit area — perfect for enjoying summer evenings. Additional features include A/C, excellent parking, fresh paint throughout, has had a professional clean, and offers quick access to Fort McMurray's wonderful trail system. This property offers a great combination of space, functionality, and outdoor living — call today to book your personal showing!