



GRASSROOTS
REALTY GROUP

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204 Elm Street
Fort McMurray, Alberta

MLS # A2349501

\$304,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,518 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Window coverings, Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Standup Freezer, Air Conditioner, Shed, + Portable Shed

Enjoy 1,500+ sq.ft. of living space with NO CONDO FEES, ideally located in the heart of Timberlea! Situated on a 4,300 sq.ft. lot, this manufactured home offers a functional layout, spacious kitchen, and a fully fenced backyard. The yard features a double-opening gate for convenient access, along with an outdoor storage shelter situated on a flat platform + a great sized deck to enjoy those summer nights! Inside, you have newer flooring (replaced in 2023) spanning throughout the home (no carpet)! The living room welcomes you with a cozy corner natural gas fireplace. The large kitchen features an eat-up island, ample cabinetry, a storage pantry, stainless steel appliances, and a skylight that brings in additional natural light. Built-in display cabinets are conveniently located beside the dining area, adding both character and functionality. A separate laundry room offers additional storage and everyday convenience. The primary bedroom is located at the rear of the home allowing for additional peace and quiet & features a large closet and private ensuite complete with a jetted tub, separate shower, and private water closet. Two additional bedrooms are located at the opposite end of the home, offering added privacy, along with an updated 4-piece bathroom. Recent updates include a replaced belly bag + replaced heat trace, all completed in 2023. Conveniently located close to schools, shopping, and public transportation, this home offers comfortable living in a central Timberlea location!