



GRASSROOTS
REALTY GROUP

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172 Harpe Way
Fort McMurray, Alberta

MLS # A2350461

\$229,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,398 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters		

Inclusions:	N/a
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Welcome to affordable, comfortable living in Timberlea! This spacious 1,398 sq. ft. Modular Home offers a functional layout with 3 bedrooms, 2 full bathrooms plus a den, giving you plenty of room for the whole family or a dedicated home office. The home features laminate flooring throughout, making it both attractive and easy to maintain. The bright living room includes a gas fireplace, while the kitchen and dining area provide plenty of space for everyday living and entertaining. The primary bedroom offers a 4-piece ensuite and central air conditioning keeps the home comfortable during the warmer months. Outside, you'll find a fenced yard, deck and parking for two vehicles. Located in a quiet Timberlea neighbourhood close to schools, parks, shopping and everyday amenities. With a practical floor plan and plenty of living space, this is a great opportunity to make homeownership affordable in Fort McMurray.