



GRASSROOTS
REALTY GROUP

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115 Cree Lane
Fort McMurray, Alberta

MLS # A2351450

\$299,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,176 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMH
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, central air

Welcome to 115 Cree Lane – a beautifully and FULLY RENOVATED 3-bedroom, 2-bathroom home tucked into a quiet cul-de-sac in Timberlea, offering 1,176 sq ft of stylish, move-in ready living with an incredible list of updates that make this one truly stand out, including NEW SHINGLES (August 2026), NEW AC (June 2026), TWO NEW EXTERIOR DOORS (September 2026) and a NEW FURNACE (March 2026), plus the seller offering a \$3,000 CASHBACK AT CLOSING for new flooring in the kitchen and living room, for the right offer, the seller is willing to have flooring of the buyer’s choosing installed before possession. Step inside to discover a bright and thoughtfully renovated interior featuring fresh paint throughout, a stunning kitchen with elegant NEW QUARTZ COUNTERTOPS (March 2026), a large island, plenty of modern cabinetry and tile flooring. The open living area is warm and inviting, and the layout flows seamlessly from one end of the home to the other. The primary bedroom is a true retreat, boasting a massive 4-piece ensuite with double vanity – a rare and luxurious feature at this price point. Two additional bedrooms and a full 4-piece bathroom complete the home, with laundry adding everyday convenience. Outside, enjoy a deck, fire pit, and driveway parking for two vehicles. Close to parks, playgrounds, schools, shopping, and walking and bike paths – this is exceptional value in a fantastic location. Ten year warranty on the roof and one year all inclusive warranty for everything in the bathrooms provided by NPC. Don’t miss this one – book your private showing today and just move in and enjoy!