

**125 Cree Place  
Fort McMurray, Alberta**

**MLS # A2229441**



# \$350,000

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** portable fire pit, garden shed, work bench.

Welcome to 125 Cree Place: Nestled on a large pie-shaped lot backing onto beautiful treed green space, this home is tucked away in a quiet cul-de-sac just steps from Tower Road, offering immediate access to scenic trails and endless outdoor adventure. Built in 2008 and offering 1,693 sq/ft of living space, this home stands out with its spacious 24x20 attached garage with in-floor heat—ideal for a workshop, man cave, recreational space, or protected parking year-round. The massive driveway provides ample room for multiple vehicles, your ATV or even a camper, perfectly complementing the outdoor lifestyle this home supports. Step inside through the addition, where a large, welcoming entry offers plenty of space to drop your bags and settle in. This versatile space also includes a fourth bedroom—ideal as a home office or guest room—a family room with access to the back deck, and even a loft space accessed by a charming spiral staircase, perfect for storage or a kids’ play area. The main living space is bright and open with an abundance of natural light, thanks to large windows, a skylight and a soft, airy colour palette. The kitchen is well-appointed with light cabinetry, upgraded extended pantry storage, and ample counter space for everyday cooking and entertaining. The adjacent living room features a natural gas fireplace, creating a cozy and functional layout that flows beautifully while luxury vinyl plank flooring runs throughout the entire open living space. At the rear of the home, the spacious primary suite is a peaceful retreat, featuring an ensuite bathroom with built-in shelving and surrounding windows that create a light-filled, serene place to start your day. A linen closet provides added storage. Two additional bedrooms and a full four-piece bathroom are located at the opposite end of the home, creating a

comfortable layout for families or guests. Additional upgrades include kitchen appliances and the two hot water tanks in the garage replaced in 2015, new heat trace (2022), a new washing machine (2024), and central A/C. The home is built on steel piles for added peace of mind. Outside, enjoy a fully fenced yard with mature trees, a garden shed, a portable fire pit, and no rear neighbours—offering both privacy and tranquillity with no condo fees. With multiple bus stops nearby and a hill in the back for kids to toboggan on, plus a gate included that can be added back to enclose the yard. This one-of-a-kind property blends space, comfort, and lifestyle in a setting that feels like home. Schedule your private tour of 125 Cree Place today.