

**157 Couture Lane  
Fort McMurray, Alberta**

**MLS # A2241497**



# \$259,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RMH
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** None

Fantastic Value &ndash; 3 Bed, 2 Bath Manufactured Home on Its Own Lot! Say goodbye to condo fees! This well-maintained home features updated shingles, fresh paint throughout, and modern luxury vinyl plank flooring. The open-concept layout offers comfortable living, with a spacious primary bedroom complete with a walk-in closet and a full ensuite featuring a jetted oval tub. Two additional bedrooms are located at the front of the home, including one with its own walk-in closet&mdash;perfect for guests or a home office. A second full 4-piece bathroom serves this area. Enjoy outdoor living with two decks&mdash;one at the front entry and another on the side for relaxing or sunbathing. The fully fenced yard includes double gates for RV parking and a driveway that fits 2&ndash;3 vehicles with ease. A large workshop or hobby space plus an extra shed for even more storage can also be found here. This property offers a great opportunity for homeowners looking for space, independence, and affordability.