

780-832-5880

cord@gpremax.com

152 Cree Road Fort McMurray, Alberta

MLS # A2264183



\$217,888

| Division: | Timberlea | | | | |
|-----------|---------------------------------------|--------|-------------------|--|--|
| Type: | Residential/Manufactured House | | | | |
| Style: | Mobile Home-Single Wide | | | | |
| Size: | 1,058 sq.ft. | Age: | 1998 (27 yrs old) | | |
| Beds: | 3 | Baths: | 2 | | |
| Garage: | Single Garage Detached | | | | |
| Lot Size: | 0.10 Acre | | | | |
| Lot Feat: | Back Yard, Lawn, No Neighbours Behind | | | | |
| | | | | | |

| Heating: | Forced Air | Water: | - |
|-------------|--------------------|------------|-----|
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RMH |
| Foundation: | Piling(s) | Utilities: | - |

Features: Separate Entrance

Inclusions: NA

Welcome to this affordable and well-maintained mobile home with no condo fees. Perfectly priced to allow room for your personal touches, this property offers comfort, space, and excellent value. The home features central air conditioning, a full ensuite with a tub, and a spacious primary bedroom with a large closet. The roof was replaced approximately ten years ago, and the furnace is only four years old, offering peace of mind for the next owners. Outside, you'll find a single detached garage, a large one-and-a-half-story shed, and a two-tier deck that leads down to a private area with a fire pit—perfect for relaxing or entertaining. There is also a gate

providing convenient access to Tower Road. This home is thoughtfully priced to reflect the cosmetic updates needed, giving you the flexibility to make improvements at your own pace.