

417 Harpe Way  
Fort McMurray, Alberta

MLS # A2283979



**\$184,500**

<b>Division:</b>	Timberlea	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b> 2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Street Lighting	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		
<b>Inclusions:</b>	no chattels as is where is on possession		

Welcome to a home that makes life easier and a little more fun. Set in the Timberlea area of Fort McMurray, this mobile home sits in a lovely quiet family neighbourhood where days feel calmer and nights are peaceful. It is the kind of place where you can breathe out after work and feel at home right away. This home offers 1135.91 Square Feet of smart living space on a 4112 Square Feet lot. That means room to live, room to grow, and room to relax without feeling crowded. It is a great fit for young families or working couples who want comfort without extra stress. Step inside and you are welcomed by a large living room that flows right into the kitchen and dining room. No walls closing you in. No awkward layouts. You can cook, eat, help with homework, or chat with friends all in one open space. The living room feels open and inviting, making it easy to host movie nights or slow Sunday mornings. The kitchen solves a big problem for busy lives. There is lots of counter space, so meal prep feels simple and not rushed. You can spread out groceries, pack lunches, or bake without running out of room. The dining room sits close by and is filled with natural light, making everyday meals feel brighter and more cheerful. This home has three bedrooms, giving everyone their own space. The primary bedroom is roomy and calm, perfect for winding down at the end of the day. It is not cramped or tight. There is space to move and space to rest. The ensuite adds a touch of comfort with a soaker tub that turns regular evenings into quiet moments for yourself. Two bathrooms mean fewer morning lineups and smoother routines. Getting ready for work or school feels easier when everyone has space. Outside, the fully fenced backyard is ready for real life. Kids can play, pets can run, and you can relax knowing the space is safe and private. There is also a shed in the backyard for storage, so

bikes, tools, and seasonal items have a proper home instead of crowding your space. Location matters, and this one delivers. You are close to great schools, parks, shopping, and transportation. Daily errands are simple. Commutes are shorter. Free time stays free. This home solves real problems. It gives you space without overwhelm. Comfort without fuss. A quiet setting without being far from what you need. It is a place where busy days end well and weekends feel full but relaxed. Check out the detailed floor plans where you can see every sink and shower in the home as well as the 360 tour. Are you ready to say yes to this address?