

152 Cree Road  
 Fort McMurray, Alberta

MLS # A2264183



# \$217,888

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

|                    |                    |                   |     |
|--------------------|--------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt            | <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>   | 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.