

217 Mitchell Drive
 Fort McMurray, Alberta

MLS # A2274398



\$329,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,382 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Mul		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Other		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Shingle Siding, Wood Frame

Foundation: Other, Piling(s)

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 160

LLD: -

Zoning: RMH-1

Utilities: -

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer and dryer, garage heater (as is), A/C, shed

What a find. This beautifully updated corner lot home has three bedrooms, two full bathrooms, an open concept, stunning outdoor living space and an abundance of parking, along with a 12'x16' heated shed with a garage door. The curb appeal will absolutely please, and with a large deck (redone in 2019), RV parking and two parking pads, you will have no shortage of places to put your toys, all while still enjoying the beautiful days outside. Some of the updates throughout this home include new flooring in the kitchen, living room, and bathrooms (2021), and new carpets in all the bedrooms (2021). In addition, the home has been freshly painted (2021), a new HWT installed, and the shingles and the siding were replaced in 2019. All you have to do is bring your suitcase, as all the hard work has been done for you! Located close to parks, schools, and walking trails, this home will be the perfect fit for you!