

# \$305,900 - 192 Elm Street, Fort McMurray

MLS® #A2209098

## \$305,900

3 Bedroom, 2.00 Bathroom, 1,514 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Room for RV parking. The front fence opens up for access to the yard.

Looking for your first home? This one is clean, bright, and ready for you to move in.

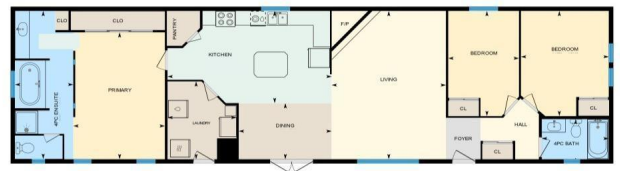
Located in Timberlea, this mobile home gives you over 1,500 square feet of space to spread out and feel at home. With 3 bedrooms and 2 full bathrooms, it's a great fit for a small family, a couple, or even someone looking to have a home office or guest room.

Inside, everything feels fresh and new. The whole home has been painted from front to back, giving it a clean, modern feel. And the brand new luxury vinyl plank flooring and vinyl tile? Gorgeous. It's not just nice to look at—it's strong, easy to clean, and perfect for busy everyday life.

The kitchen is a dream. It has tons of cabinets for all your dishes and snacks, a big island for cooking and eating, and a walk-in pantry to keep things tidy. The open layout means you can chat with friends or keep an eye on the kids while you cook.

The living room has a big window that lets in lots of light and a fireplace to keep things cozy. It's a great space to relax after a long day or hang out on the weekends.

The primary bedroom gives you a quiet space to rest. It has a large closet and a 4-piece



ensuite with a jetted tub and a separate shower. The other two bedrooms are a good size, too, with a full 4-piece bathroom just down the hall.

There's room outside for fun and fresh air, too. The backyard gives you space for pets, toys, or a garden. The front yard has room for parking and a bit of curb appeal to greet you each day.

This home is in a great spot. You're close to schools, parks, shopping, and the bus route. That makes everyday life easier—whether you're heading to work, school, or just running errands.

If you're buying your first home, you might be feeling nervous. Will it need work? Will it be big enough? Will it feel like mine? This home answers all those questions with a big yes.

It's move-in ready, full of updates, and feels like home from the second you walk in.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2007

## Essential Information

MLS® #	A2209098
Price	\$305,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,514
Acres	0.10
Year Built	2007
Type	Residential

Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	192 Elm Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0K1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, Vinyl Windows, Jetted Tub, Skylight(s)
Appliances	Dishwasher, Refrigerator, Microwave Hood Fan, Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	155
Zoning	RMH-1

### **Listing Details**

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