

# \$217,000 - 181 Mitchell Drive, Fort McMurray

MLS® #A2228658

**\$217,000**

3 Bedroom, 1.00 Bathroom, 952 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

IMMEDIATE POSSESSION ON THIS 3 BEDROOM HOME, WITH A 16X12 DETACHED HEATED SHOP WITH GARAGE OVERHEAD DOOR, EXTRA WIDE DRIVEWAY, FULLY FENCED YARD. This move-in-ready and no carpet home is neat and clean and features an open-concept living area with a spacious living room that opens up to your kitchen, offering updated stainless steel appliances, backsplash, ample cupboard and countertop space. There are 3 generously sized bedrooms, and great closet space. There is a full bathroom and a laundry room. The exterior of this home offers a huge deck that runs the length of the home, a landscaped yard, and an awesome man cave that is wired and heated with a gas furnace and has an overhead garage door. Other features of this home are low condo fees when compared to others, a prime location in the heart of Timberlea within walking distance to schools, shopping, and more. Bonus alert! Coming soon in this neighborhood of Morgan Heights is the onsite daycare currently under construction, which offers those who live in the neighborhood first right to opening spots in the daycare. No transportation needed, you can walk your children to day care right from the comfort of your home. This is an opportunity to own a home that will check off so many boxes to meet your lifestyle. Call today for your personal tour.

Built in 2003



## Essential Information

MLS® #	A2228658
Price	\$217,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	952
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	181 Mitchell Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P1

## Amenities

Amenities	Day Care, Parking, Picnic Area, Playground, Park, Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Heated Garage, Converted Garage, Insulated
# of Garages	1

## Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dryer, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Front Yard
Roof	Asphalt Shingle, Asphalt
Construction	Vinyl Siding
Foundation	Block, Piling(s), Pillar/Post/Pier

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	81
Zoning	RMH-1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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