

# \$299,900 - 192 Mitchell Drive, Fort McMurray

MLS® #A2240250

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,203 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Bright, Spacious, and Ready to Impress! This well-maintained gem is perfect for families, hobbyists. The HEATED OVERSIZED GARAGE (15'10"x25'8") is wired with 220V, providing ample space to park your vehicle and work on your next big project or set up your dream workshop. Out back, enjoy a secure, OVERSIZED SHED (14x14) that is perfect for securing your ATV, side-by-side, or outdoor gear. Step into a bright and inviting home featuring an open floor plan with sleek laminate flooring throughout the main living areas and durable vinyl tile in the kitchen and bathrooms. A beautiful skylight in the kitchen fills the space with natural light. The private primary suite is tucked away at the back of the home and comes complete with a 4-piece ensuite and a spacious walk-in closet. Up front, youâ€™™ll find two generously sized bedrooms that share another 4-piece bathroom, making it ideal for family or guests. Outside, the landscaped yard still leaves space for kids or pets to roam, and yes, there's even your very own apple tree! Exciting news for Morgan Heights residents! A NEW ON-SITE DAYCARE is currently under construction in the neighborhood. Once completed, local families will receive priority access to available spots, making life just a little easier for parents living in the community. Whether you're upgrading, downsizing, or buying your first home, this property is Ideal for families, hobbyists, and outdoor enthusiasts! Come see it for yourself!



Built in 2003

## Essential Information

MLS® #	A2240250
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	192 Mitchell Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P1

## Amenities

Amenities	Park, Parking, Playground, Visitor Parking, Day Care, Picnic Area
Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, Parking Pad, Additional Parking, Asphalt, Garage Faces Front, Paved, Quad or More Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Jetted Tub, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas

Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Zoning	RMH-1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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