

# \$250,000 - 384 Harpe Way, Fort McMurray

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MLS® #A2197515

## \$250,000

3 Bedroom, 2.00 Bathroom, 1,130 sqft  
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 384 Harpe Way: Tucked away in the heart of Timberlea, this beautifully updated 3-bedroom, 2-bathroom mobile home is a true hidden gem! Backing directly onto the greenbelt, this property offers not only peace and privacy but also direct access through double gates to scenic trails. Inside, you'll be welcomed by a modern, thoughtfully updated interior featuring newer flooring, paint, and stylishly renovated bathrooms. The kitchen is a showstopper, boasting off-white slow-close cabinetry, dark stainless steel appliances, and plenty of storage space—all designed with both function and elegance in mind. Step outside onto the large deck, an ideal space for entertaining or simply unwinding. The yard is spacious, offering room to enjoy without too much upkeep. A shed provides additional storage, while the gas line for the BBQ makes summer cookouts effortless. For year-round comfort, enjoy the central A/C in the warmer months and peace of mind with the newer heat trace (2018) for the colder ones. This home is the perfect blend of modern comfort and outdoor accessibility. Don't miss out—schedule a viewing today! (Adding virtual unattached goods (chattels) of realistic size to property photos in order to give perspective on room dimensions.)

Built in 2002

## Essential Information



MLS® #	A2197515
Price	\$250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	384 Harpe Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2L6

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, See Remarks
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	February 28th, 2025
Days on Market	74
Zoning	RMH-1

**Listing Details**

Listing Office	The Agency North Central Alberta
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