

# \$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 | 73             |
| Zoning         | RMH-1          |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.