

# \$319,500 - 276 Cree Road, Fort McMurray

MLS® #A2243700

## \$319,500

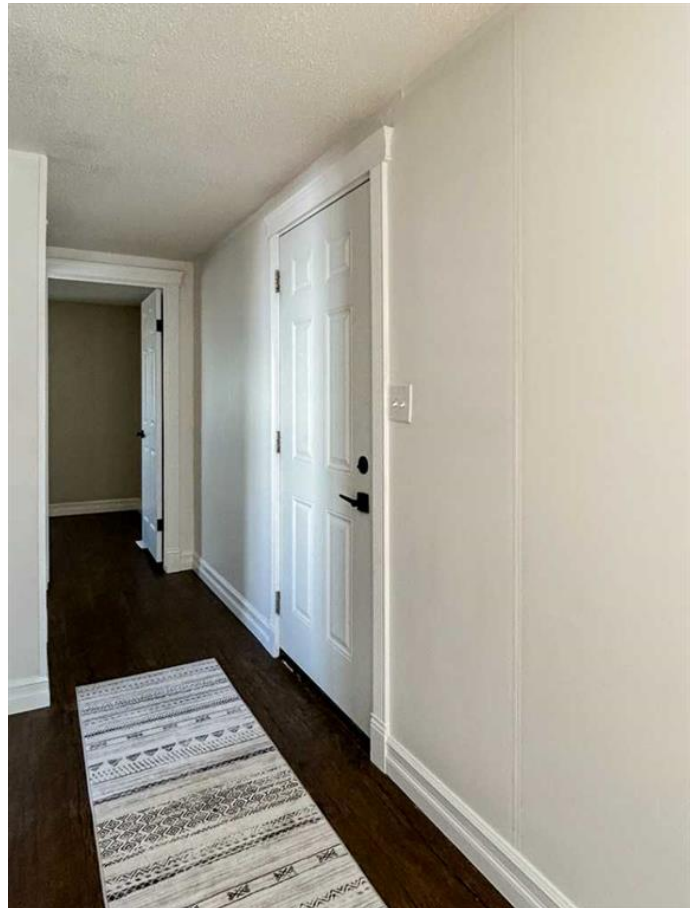
3 Bedroom, 2.00 Bathroom, 1,219 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 276 Cree road NO condo fees and GREEN belt location.

This amazing home has so many improvements, you will have to see it to believe it. The age may say 1999 but with all the care and attention to maintenance this home shines like a new dine. The interior of the home has three bedrooms and a four-piece bathroom, and the master bedroom has a walk-in closet and 4 pc ensuite with large soaker tub and walk in closet. Between all the bedrooms is a spacious open concept eat in kitchen and living room. The living room has a cozy gas burning fireplace and its the perfect place to relax after A long day at work. The home has been freshly painted to include the ceiling. Luxury vinyl plank covers the flooring through so there's no carpet whatsoever. The furnace, hot water tank and air conditioner are only 4 old. Shingles were replaced 7 to 8 years age. A new belly bag was installed approx. 5 years ago. The detached heated 22 x13 Garage is wired with 220 and 110. This has also been freshly painted with loads of cupboard and storage space and yes the Lennox heater stays with the garage. The garage has also received a fresh coat of paint on the interior. It will also be receiving new shingles and siding and facia as per at quote from the insurance company due to a fire next door. There is no shortage of parking on this lot. In the garage on the driveway and a double gate with RV parking as well or for your side-by-side, your sleds,



boat or any other recreational vehicle. There is a large spacious platform deck with a gas line for your barbeque, youâ€™ll never haul another propane bottle again! This deck is also the perfect place to entertain family and friend this BBQ season. And for your convenience a storage shed so you can have more space freed up in the garage.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243700    |
| Price          | \$319,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,219       |
| Acres          | 0.09        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 276 Cree Road |
| Subdivision | Timberlea     |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 1Y3       |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 4                                                                  |
| Parking        | Additional Parking, Driveway, Heated Garage, Off Street, Oversized |
| # of Garages   | 1                                                                  |

**Interior**

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan        |
| Appliances        | Central Air Conditioner, Washer/Dryer |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | Central Air                           |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Gas                                   |
| Basement          | None                                  |



## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                         |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Greenbelt |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Vinyl Siding                                                                                         |
| Foundation        | Piling(s), Pillar/Post/Pier                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 9               |
| Zoning         | SF              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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