# **\$274,900 - 268 Harpe Way, Fort McMurray**

MLS® #A2198513

## \$274,900

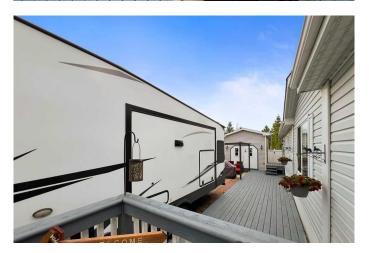
3 Bedroom, 2.00 Bathroom, 1,199 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to your new home! This charming property offers something for everyone. starting with convenient RV parking right on site. Step inside to discover a meticulously maintained interior featuring updated flooring and an inviting open concept layout that's perfect for modern living. Outside, you'll find a spacious yard on a good-sized lot, complete with a 12 x 16 shed. This versatile space is wired, and prepped for a wood stove, making it ideal for storage, a workshop, or even a cozy retreat. With new windows, it's filled with natural light and ready for whatever you envision. TWO pergolas allow for the perfect spaces for entertaining, shelter and privacy. The backyard is the perfect little oasis with the freshly stained deck, wicker patio set and patio! Privacy is paramount here, thanks to a fence replaced in 2018 and the property's positioning backing onto a utility right of way. This means extra space between you and your neighbor behind you, ensuring a peaceful atmosphere. Updates abound throughout the home, including a hot water tank replacement in 2019 for reliable hot water supply. New vinyl flooring graces the laundry room and both bathrooms, adding a fresh touch. Recent upgrades in 2023 include new skylights and roof, enhancing natural light and providing peace of mind. Plus, with new heat trace installed in 2019, energy efficiency is maximized while ice buildup is prevented, especially in the colder months. Don't miss out on the opportunity to make this your dream







home. Schedule a viewing today and experience the charm and comfort this property has to offer! Please see supplements for great additional information about this listing:)

Built in 2001

## **Essential Information**

MLS® # A2198513 Price \$274,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,199
Acres 0.10
Year Built 2001

Type Residential Sub-Type Detached

Style Double Wide Mobile Home

Status Active

## **Community Information**

Address 268 Harpe Way

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2K9

#### **Amenities**

Amenities Playground

Parking Spaces 4

Parking Asphalt, Driveway, Front Drive, Off Street, On Street, RV

Access/Parking

#### Interior

Interior Features Jetted Tub, Kitchen Island

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer

Heating Electric, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Family Room

Basement None

#### **Exterior**

Exterior Features Storage

Lot Description Back Yard, Front Yard, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding, Wood Frame

Foundation Piling(s)

## **Additional Information**

Date Listed March 5th, 2025

Days on Market 63

Zoning RMH-1

## **Listing Details**

Listing Office RE/MAX Connect

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.