

# \$199,900 - 140 Cree Road, Fort McMurray

MLS® #A2214107

**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,168 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 140 Cree Road, nestled in a welcoming, family-friendly neighbourhood. This home is ideal for first-time buyers looking to enter the market and enjoy the benefits of homeownership without the added cost of condo fees. Conveniently located, this property is just a short drive to schools, shopping, and a quick walk to playgrounds and bus stops. For outdoor enthusiasts, ATV access is nearby, adding to the appeal of the area. The home offers three bedrooms, including a spacious primary bedroom with its own ensuite, plus two additional bedrooms and a 4-piece main bath. The large yard provides plenty of space to enjoy, plus an oversized shed that could be converted into an entertainment space.Â Backing onto Confederation Way, the property features a gated entry to walking trails, offering privacy with no neighbours directly behind you.Â Additional highlights include ample parking, a generous back deck for outdoor relaxation, and the bonus of no condo fees, making this an affordable and attractive option for new homeowners. Donâ€™t miss your chance to make this great starter home yours and call today to book your personal viewing.

Built in 1997

## Essential Information

MLS® #                   A2214107

Price                     \$199,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,168
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	140 Cree Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1X7

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Breakfast Bar
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### **Additional Information**

Date Listed	April 22nd, 2025
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Days on Market	109
Zoning	RMH

## **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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