

# \$275,000 - 396 Cree Road, Fort McMurray

MLS® #A2197320

**\$275,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

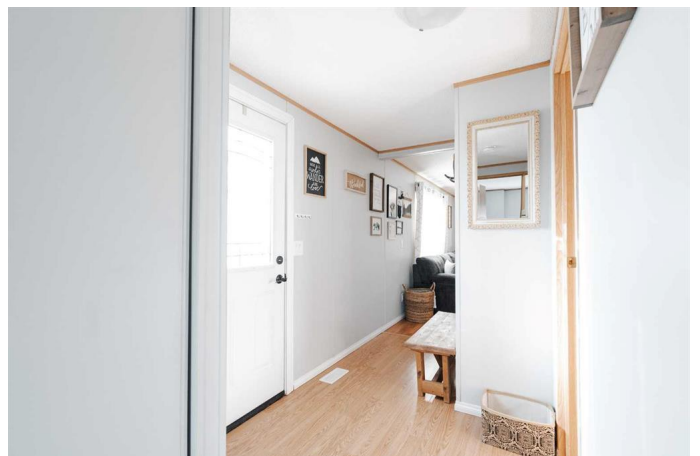
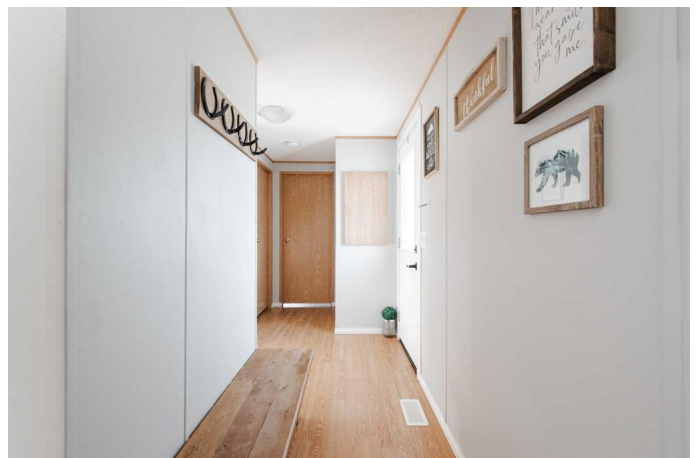
Welcome to 396 Cree Road; This warm and inviting 3-bedroom, 2-bathroom mobile home is brimming with charm and thoughtful updates. Lovingly maintained and in immaculate condition, it offers a cozy, welcoming feel from the moment you step inside. Plus, with no condo fees, youâ€™™ll enjoy homeownership without extra costs!

The spacious and functional layout includes a bright living area with large windows that let in plenty of natural light. The kitchen is full of character, featuring ample cabinetry, a skylight, and newer stainless steel appliances. A generous dining space makes it easy to gather with family and friends.

The primary suite offers a peaceful retreat with its own ensuite, while the additional two bedrooms are located at the opposite end of the home, providing extra privacy and separation. A second full 4-piece bathroom is conveniently located near these rooms, making it an ideal setup for families or guests.

Recent updates include a newer roof, hot water tank, windows, appliances, and furnace, ensuring peace of mind for years to come.

Outside, you'll find a large deck, perfect for outdoor entertaining, relaxing, or enjoying your morning coffee. There's also a large powered shed with a gas heater, ideal for a workshop, extra storage, or year-round projects. With four



parking spots and a gate that opens to the backyard - there's plenty of room for vehicles, trailers, or guests.

Located close to Tower Road, this home is ideal for outdoor enthusiasts looking for quick access to trails and nature. Plus, it's located conveniently near a major bus route for easy commuting. Schedule your tour today!

Built in 1999

**Essential Information**

MLS® #	A2197320
Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

**Community Information**

Address	396 Cree Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1Y4

**Amenities**

Parking Spaces	4
Parking	Additional Parking, Driveway, Front Drive, Parking Pad, RV Access/Parking

**Interior**

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	February 25th, 2025
Days on Market	56
Zoning	RMH

## Listing Details

Listing Office	The Agency North Central Alberta
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