

\$194,900 - 260 Harpe Way, Fort McMurray

MLS® #A2206143

\$194,900

4 Bedroom, 2.00 Bathroom, 1,511 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 260 Harpe Way; this spacious double wide home offers plenty of room to make it your own, with incredible potential for those willing to put in a little sweat equity. Step inside to a large, welcoming entryway that sets the tone for the home's generous layout. The open-concept floor plan features a spacious living room with a wood-burning fireplace, a well-appointed kitchen with ample cabinetry, plenty of counter space, and a convenient corner pantry, plus a dining area with plenty of room for family gatherings.

With four large bedrooms and two full bathrooms, the primary suite is thoughtfully positioned at one end of the home, separate from the other three bedrooms, offering maximum privacy. Outside, the large yard is perfect for kids and pets, and the oversized shed with an overhead door provides excellent storage for tools and toys.

Located in the heart of Timberlea, this home is just minutes from Syncrude Athletic Park, schools, shopping, and public transit. Plus, with low condo fees of just \$175/month, it's a fantastic opportunity to invest in your future. Schedule your tour today!

Built in 2001

Essential Information

MLS® # A2206143



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|----------------|-------------------------|
| Price | \$194,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,511 |
| Acres | 0.10 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Double Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 260 Harpe Way |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2K9 |

Amenities

| | |
|----------------|---|
| Amenities | Parking, Snow Removal, Trash |
| Parking Spaces | 2 |
| Parking | Driveway, Off Street, On Street, Parking Pad, Paved |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Other |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning |
| Basement | None |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Storage |
|-------------------|---------|

| | |
|-----------------|---|
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Level, Private, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 11 |
| Zoning | RMH-1 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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