

\$169,900 - 248 Harpe Way, Fort McMurray

MLS® #A2208942

\$169,900

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

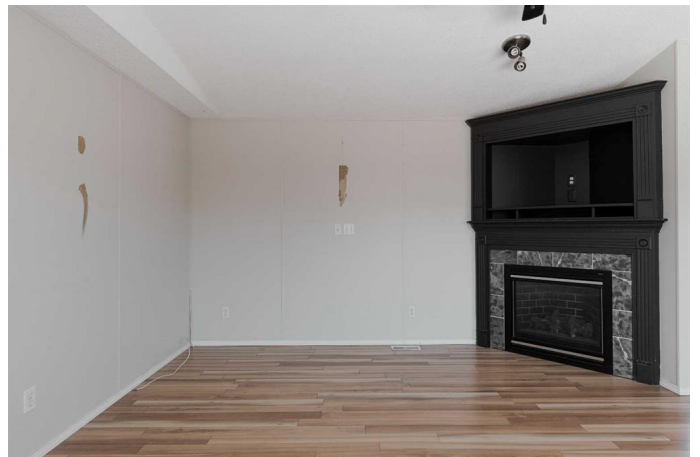
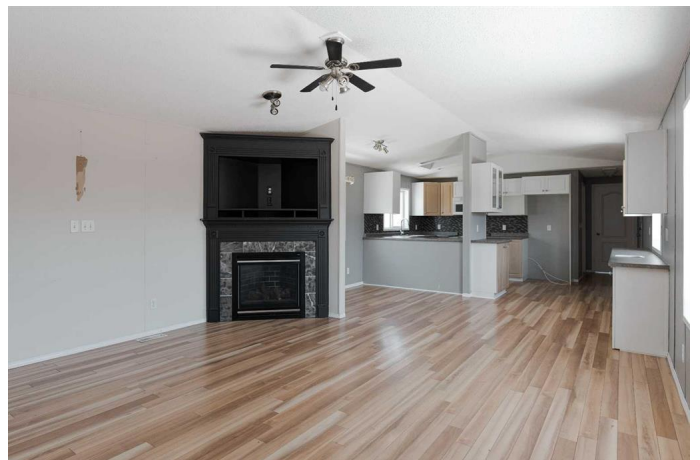
Timberlea, Fort McMurray, Alberta

Welcome to 248 Harpe Way; Tucked away in a prime greenbelt location, this well-maintained and smartly laid-out mobile home offers both comfort and value. Backing directly onto peaceful greenspace and steps from scenic trails, Syncrude Athletic Park, schools, shopping, and bus routes, this home is ideal for those who want both convenience and a connection to nature.

Inside, you'll find a bright and welcoming layout filled with natural light from large windows and a skylight. The spacious living room features a cozy gas fireplace with a TV niche, while the kitchen provides plenty of countertop and cupboard space, ideal for everyday cooking and entertaining. A separate dining area, updated lighting, and stylish single-plank laminate flooring add to the home's charm.

This home offers 3 bedrooms, thoughtfully laid out for privacy and functionality. At the front of the home, you'll find two additional bedrooms—one featuring its own walk-in closet—along with a full 4-piece bathroom nearby, making it a great setup for kids, guests, or even a home office. The primary bedroom is tucked away at the back and includes its own walk-in closet and full ensuite.

Whether you're looking for your first home or a smart investment, this affordable greenbelt property checks all the boxes.



Built in 2001

Essential Information

MLS® #	A2208942
Price	\$169,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	248 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, Front Drive, Parking Pad, RV Access/Parking

Interior

Interior Features	Bar, Built-in Features, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	RMH-1

Listing Details

Listing Office	The Agency North Central Alberta
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