

# \$329,900 - 392 Cree Road, Fort McMurray

MLS® #A2211183

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,158 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

She's the talk of CREE ROAD!! Welcome to 392 Cree Road where you'll be pleased with a completely updated and move-in ready **ECONOMICAL FAVOURABLE OPPORTUNITY!** This spacious 3-bedroom, 2-bathroom mobile home on its **OWN LOT (NO CONDO FEES)** features a brand-new kitchen with soft closure cabinetry, **NEW** luxury vinyl plank flooring and tons of storage. Enjoy modern finishes and thoughtful upgrades in every room. This **BEAUT** boasts a wide open tasteful floor plan with a perfectly appointed enteraining space from kitchen to dining. It'll be a happy dance all the way through the home with the exceptional extras!! The primary is large with a nice size walk-in closet and 3 piece bath! The laundry room is a good size with upper cabinets and enough space to stash away an additional chest or upright freezer!

Outside, you'll find RV parking and a large man cave/workshop with heat and electricityâ€”perfect for hobbies, projects, or extra storage. (Additional storage room in the back of the workshop) But guess what? There is even more space with **ANOTHER** storage shed. The updated platform deck is incredible for sunbathing and the ultimate outdoor hang-out!

This home combines comfort, functionality, and convenienceâ€”perfect for families, retirees, or anyone looking for a stylish and



practical living space completely renovated and ZERO condo fees. Some other mentionables: Furnace and shingles are approximately 5 years old, with central A/C and newer hot water tank. The kitchen/dining is equipped with pot lights and youâ€™ll notice tons of natural light throughout. Sellers will provide a \$5000 appliance credit!

Built in 1999

### **Essential Information**

MLS® #	A2211183
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	392 Cree Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1Y4

### **Amenities**

Parking Spaces	4
Parking	Driveway, RV Access/Parking

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Master Downstairs
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Appliances	Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

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

## Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	RMH

## Listing Details

Listing Office	People 1st Realty
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