

# \$274,900 - 163 Cree Lane, Fort McMurray

MLS® #A2236939

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,393 sqft  
Residential on 0.10 Acres

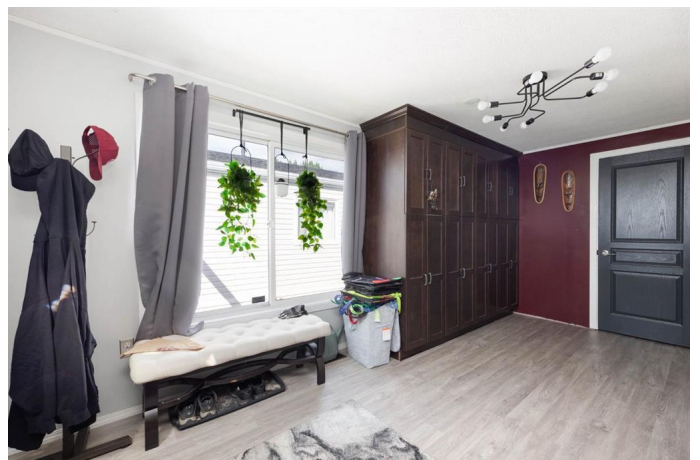
Timberlea, Fort McMurray, Alberta

AFFORDABLE LIVING IN TIMBERLEA â€“ NO CONDO FEES! Welcome to this well-maintained mobile home offering 3 spacious bedrooms, including a primary suite complete with an ensuite bath and walk-in closet. The open-concept living area is generously sized and filled with natural light. The updated kitchen (2018) features newer appliances and modern finishes, perfect for daily living or entertaining in an open concept lay out. Youâ€™™ll appreciate the no carpet throughout the home, offering low-maintenance and clean living. Numerous upgrades include a new furnace (2017), central A/C(2017) roof with skylight (2016), hot water tank (2025), and recently replaced heat trace. Both water and sewer lines are done, giving peace of mind. Storage is no issue hereâ€™™with three sheds, including a wood shed ideal for your quad, bikes, or tools. A great opportunity to own your own land and home in Timberleaâ€™™schedule your showing today!

Built in 1999

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2236939  |
| Price      | \$274,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |              |
|----------------|--------------|
| Square Footage | 1,393        |
| Acres          | 0.10         |
| Year Built     | 1999         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 163 Cree Lane |
| Subdivision | Timberlea     |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9L1Y5        |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Pantry, Skylight(s)                                                     |
| Appliances        | Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                              |
| Cooling           | Central Air                                                             |
| Basement          | None                                                                    |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Landscaped, Private |
| Roof              | Asphalt Shingle     |
| Construction      | Vinyl Siding        |
| Foundation        | Piling(s)           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 53             |
| Zoning         | RMH            |

**Listing Details**

Listing Office            EXP REALTY

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