

\$309,000 - 276 Cree Road, Fort McMurray

MLS® #A2243700

\$309,000

3 Bedroom, 2.00 Bathroom, 1,219 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 276 Cree road NO condo fees and GREEN belt location.

This amazing home has so many improvements, you will have to see it to believe it. The age may say 1999 but with all the care and attention to maintenance this home shines like a new dine. The interior of the home has three bedrooms and a four-piece bathroom, and the master bedroom has a walk-in closet and 4 pc ensuite with large soaker tub and walk in closet. Between all the bedrooms is a spacious open concept eat in kitchen and living room. The living room has a cozy gas burning fireplace and its the perfect place to relax after A long day at work. The home has been freshly painted to include the ceiling. Luxury vinyl plank covers the flooring through so thereâ€™s no carpet whatsoever. The furnace, hot water tank and air conditioner are only 4 old. Shingles were replaced 7 to 8 years age. A new belly bag was installed approx. 5 years ago. The detached heated 22 x13 Garage is wired with 220 and 110. This has also been freshly painted with loads of cupboard and storage space and yes the Lennox heater stays with the garage. The garage has also received a fresh coat of paint on the interior. It will also be receiving new shingles and siding and facia as per at quote from the insurance company due to a fire next door. There is no shortage of parking on this lot. In the garage on the driveway and a double gate with RV parking as well or for your side-by-side, your sleds,



boat or any other recreational vehicle. There is a large spacious platform deck with a gas line for your barbeque, youâ€™ll never haul another propane bottle again! This deck is also the perfect place to entertain family and friend this BBQ season. And for your convenience a storage shed so you can have more space freed up in the garage.

Built in 1999

Essential Information

MLS® #	A2243700
Price	\$309,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,219
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	276 Cree Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1Y3

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Driveway, Heated Garage, Oversized
# of Garages	1

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Greenbelt, Low Maintenance
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s), Pillar/Post/Pier

Additional Information

Date Listed	July 29th, 2025
Days on Market	26
Zoning	SF

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

