

\$289,900 - 252 Cree Road, Fort McMurray

MLS® #A2260284

\$289,900

3 Bedroom, 2.00 Bathroom, 1,225 sqft
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

252 Cree Road - this updated and affordable mobile home where comfort, convenience, and outdoor living all come together. With no condo fees and no neighbours behind you, this home is a wonderful opportunity for anyone looking for a place that feels private while still being close to everything you need. Inside, you'll find a bright and welcoming layout that's been refreshed with modern finishes. The kitchen is a standout with its clean white cabinetry and stainless steel appliances, creating a cheerful space that makes cooking and entertaining easy. The open flow into the living area means there's plenty of room to spend time with family and friends. With three bedrooms, there's space for everyone, and the large primary bedroom with its own ensuite bathroom is the perfect spot to relax and recharge at the end of the day. Step outside and enjoy a fully fenced yard that backs onto Tower Road. It's ideal for kids, pets, or simply enjoying some fresh air in peace, and the direct ATV access adds a touch of adventure right from your own backyard. The spacious driveway provides lots of parking, making everyday life that much easier. This home is set in the family friendly Timberlea area, close to schools, parks, trails, and all the local amenities that make day-to-day living simple and enjoyable. Highlighted updates include new dryer(2024) and complete overhaul underneath the home with new belly bag and heat trace(2024). Whether you're



buying your first home, downsizing, or just looking for a property that offers both comfort and value, this one is ready to welcome you.

Built in 1999

Essential Information

MLS® #	A2260284
Price	\$289,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,225
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	252 Cree Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1X8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Off Street

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Other
Basement	None

Exterior

Exterior Features	Storage
Lot Description	No Neighbours Behind, Street
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 26th, 2025
Days on Market	15
Zoning	RMH

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.