

# \$329,900 - 117 Mitchell Drive, Fort McMurray

MLS® #A2204304

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,519 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

**MOVE IN READY!** This stunning, **RENOVATED** 3 bedroom, 2 bathroom home blends modern living with comfort and charm. As you step inside, you'll immediately notice the bright and spacious living room, filled with natural light – a perfect space for relaxation or entertaining. The heart of the home is the recently **RENOVATED** kitchen, complete with brand **NEW CABINETS** and sleek **Quartz COUNTERTOPS** offering both style and functionality. Whether you're preparing a family meal or hosting guests, this kitchen will inspire your inner chef. The property also boasts a single **DETACHED GARAGE** with wooden flooring and electricity equipped with a 220-amp, providing the ideal workshop or storage space for your projects. Outdoors, you'll find a fully fenced, low-maintenance backyard – perfect for those who want to enjoy the outdoors without the hassle of upkeep. The landscaped yard offers a peaceful retreat and includes the gazebo. Recent Renovations: Furnace & Central Air (2024), Fridge (2024), Dishwasher (2025), Washer (2025), Quartz Kitchen Countertops (2022), Kitchen Cabinets (2021), Shingles (2021), Main Bathroom (2022), Pantry (2020), Garage (2020)

This renovated gem is move-in ready and awaits its new owners. Don't miss the opportunity to experience this beautiful home in person – photos simply don't do it justice!



Built in 2002

### Essential Information

MLS® #	A2204304
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,519
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	117 Mitchell Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P2

### Amenities

Amenities	Park, Parking, Picnic Area, Playground, Visitor Parking
Parking Spaces	3
Parking	Front Drive, Garage Faces Front, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	Floor Furnace
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape
Roof	Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	90
Zoning	RMH-1

**Listing Details**

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.