

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

MLS® #A2236939

\$274,900

3 Bedroom, 2.00 Bathroom, 1,393 sqft

Residential on 0.10 Acres

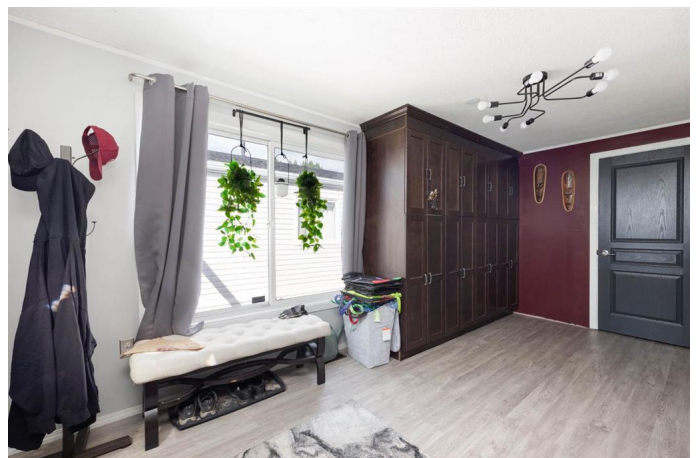
Timberlea, Fort McMurray, Alberta

AFFORDABLE LIVING IN TIMBERLEA – 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. You™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 here–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 Timberlea–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	48
Zoning	RMH

Listing Details

Listing Office EXP REALTY

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