

# \$175,000 - 312 Harpe Way, Fort McMurray

MLS® #A2199527

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.10 Acres

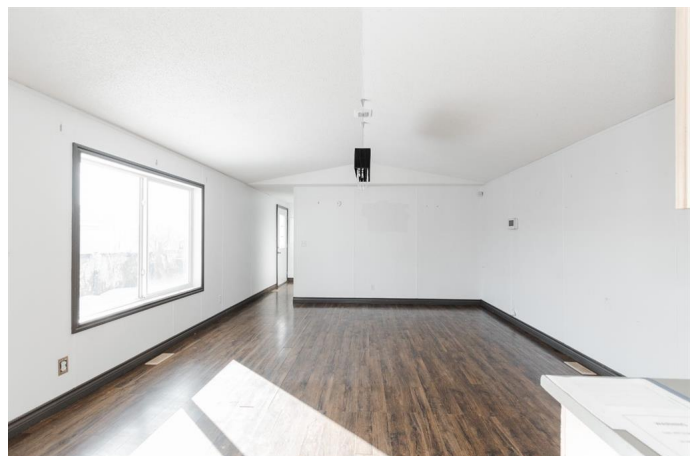
Timberlea, Fort McMurray, Alberta

Welcome to 312 Harpe Way: With its modern exterior and beautiful curb appeal, this detached Timberlea Home is host to three bedrooms, two full bathrooms and an open concept living space along with a storage shed for added convenience. Enjoy the proximity of parks, athletic fields and outdoor trails, situated in a peaceful neighbourhood where many love being able to walk to the Syncrude Athletic Park where there are baseball and soccer fields, a splash and skate park and lots to do during the warmer summer months. The fully fenced yard has a large gate for RV storage and leads to a large deck great for entertaining during the warmer summer months. The layout of this home is ideal with a living room that leads into the dining room and kitchen. The primary bedroom has a four piece ensuite bathroom and is tucked away at the back of the home, while the second and third bedroom are found on the opposite end with another four piece bathroom to use. Ready for immediate possession, schedule a private tour of this great home today.

Built in 2001

## Essential Information

MLS® #	A2199527
Price	\$175,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,150
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	312 Harpe Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2L1

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Parking Pad, Driveway, Front Drive, RV Access/Parking, RV Gated, Side By Side

### Interior

Interior Features	Open Floorplan, Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 7th, 2025
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Days on Market	66
Zoning	RMH-1

## **Listing Details**

Listing Office	The Agency North Central Alberta
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