

# \$320,000 - 165 Mitchell Drive, Fort McMurray

MLS® #A2210596

## \$320,000

3 Bedroom, 2.00 Bathroom, 1,314 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this well-maintained gem with an impressive 15' x 17' DETACHED GARAGE—perfect for hobbyists or extra storage! The garage boasts a concrete floor, garage door, and is easily accessible through a double-gated driveway that accommodates two vehicles side by side. This home offers ample parking out front and in the garage—a rare find! Step inside to a bright, airy kitchen complete with stainless steel appliances, a movable island, a corner pantry and eat up bar. The kitchen opens to the dining nook that has more cabinetry and a built in china cabinet. Boasting extra space with its 18' wide layout, making it feel more open and spacious than most homes in the area. You™ truly feel the difference in the large living room and generously-sized bedrooms, offering more room to relax and live comfortably. Enjoy a carpet-free home, with tile floors in the entryway and main bathroom, hardwood in bedroom #2 and laminate throughout the other bedrooms. The primary bedroom is a retreat with crown moulding, a walk-in closet, and a 4-piece ensuite. The back mudroom with a large double-door closet and leads to the backyard and ground-level deck, with mature towering aspen trees for privacy, perfect for outdoor entertaining. Plus, you'll appreciate the laundry has its own room with stackable front-loading washer and dryer, and storage space. Recent upgrades include new shingles and a rebuilt furnace (2019), along with the comfort of central air conditioning. This home



has been meticulously maintained by its long term owners and the pride of ownership shines through. If you are looking for a move-in-ready home with nothing left to do then welcome home.

Built in 2003

### **Essential Information**

MLS® #	A2210596
Price	\$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,314
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	165 Mitchell Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P1

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, See Remarks,

	Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	April 10th, 2025
Days on Market	30
Zoning	RMH-1

## Listing Details

Listing Office	RE/MAX Connect
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