

# \$175,000 - 213 Mitchell Drive, Fort McMurray

MLS® #A2227832

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,311 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Some homes whisper potential. This one yells it from the driveway.

Welcome to 213 Mitchell Drive. A 3-bedroom, 2-bathroom mobile in Timberlea with a fully fenced yard, solid layout, and zero interest in pretending to be something itâ€™s not. This isn't lipstick-on-a-pig reno fluff. Itâ€™s got good bones, room to breathe, and a price that leaves space for you to make it your own.

The living room is massive and comes with a gas fireplace that still works. The kitchen is bright and open, with actual counter space and a checkerboard backsplash that dares to have a little fun. Two skylights flood the space with natural light. You won't feel boxed in here.

The primary bedroom is tucked away for privacy and has a walk-in closet and its own full ensuite. The two other bedrooms are on the opposite side of the home with their own full bath. Ceiling fans are already installed. The laundry room is spacious and separate, and there's a proper back entry so the mud stays out of your living room.

The outdoor space has real potential. Two-tiered decks, space for your BBQ, and enough grassy room for the kids or dog to let loose. There's also a storage shed, because your tools and toys need their own space too.



This is not for the faint of heart. But if youâ€™re tired of overpaying for perfectly staged homes and want something you can actually afford, this oneâ€™s worth a look.

Check out the 360 tour and detailed floor plans in the photos so you can see every sink, shower and counter in the home. Are you ready to say yes to this address?

Built in 2003

### Essential Information

MLS® #	A2227832
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,311
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	213 Mitchell Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2N1

### Amenities

Amenities	Laundry, Parking
Parking Spaces	2
Parking	Driveway, Off Street

## Interior

Interior Features	Ceiling Fan(s), Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Stove(s), Washer/Dryer
Heating	Fireplace(s), Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Interior Lot, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

## Additional Information

Date Listed	June 10th, 2025
Days on Market	8
Zoning	RMH-1

## Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

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.