

# \$259,900 - 157 Couture Lane, Fort McMurray

MLS® #A2241497

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Fantastic Value – 3 Bed, 2 Bath  
Manufactured Home on Its Own Lot!

Say goodbye to condo fees! This well-maintained home features updated shingles, fresh paint throughout, and modern luxury vinyl plank flooring. The open-concept layout offers comfortable living, with a spacious primary bedroom complete with a walk-in closet and a full ensuite featuring a jetted oval tub.

Two additional bedrooms are located at the front of the home, including one with its own walk-in closet—perfect for guests or a home office. A second full 4-piece bathroom serves this area.

Enjoy outdoor living with two decks—one at the front entry and another on the side for relaxing or sunbathing. The fully fenced yard includes double gates for RV parking and a driveway that fits 2–3 vehicles with ease. A large workshop or hobby space plus an extra shed for even more storage can also be found here. This property offers a great opportunity for homeowners looking for space, independence, and affordability.

Built in 1998

## Essential Information

MLS® #

A2241497



|                |                         |
|----------------|-------------------------|
| Price          | \$259,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,248                   |
| Acres          | 0.10                    |
| Year Built     | 1998                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 157 Couture Lane |
| Subdivision | Timberlea        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 1Y2          |

### Amenities

|                |                   |
|----------------|-------------------|
| Parking Spaces | 4                 |
| Parking        | RV Access/Parking |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                                         |
| Heating           | Forced Air                                                                                                |
| Cooling           | Central Air                                                                                               |
| Basement          | None                                                                                                      |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Front Yard                      |
| Roof              | Asphalt Shingle                            |
| Construction      | Mixed                                      |
| Foundation        | None                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 16              |
| Zoning         | RMH             |

### **Listing Details**

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

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