

# **\$349,900 - 157 Elm Street, Fort McMurray**

MLS® #A2193827

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,523 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Double Wide! No Condo Fees! A.C !  
Meticulously Kept! Welcome to 157 Elm Street. This 1523 sq ft, 3 bed, 2 bath mobile is sitting on a 4445 sq ft fully fenced lot in the established neighbourhood of Timberlea. The bright and open concept living room features a vaulted ceiling, feature wall, new laminate floors and a corner gas fireplace to enjoy on those cold winter evenings! The bright kitchen is complete with overhead skylight with heat trace, new laminate countertops, stainless steel appliances (replaced in 2017), Lino floors and plenty of cabinet and counter space. There are three bedrooms which includes a spacious primary bedroom with a walk in closet, large 4 piece ensuite bath with ceramic tile floors and soaker tub! There two additional bedrooms are located on the other side of the mobile and have direct access to a 4 piece bathroom and a 2nd living space that is perfect for an home office. The laundry is conveniently tucked away in a separate laundry room! Outside you will find deck that over looks the yard and a 8 x 10 shed.! This home was recently upgraded with a new belly bag, fresh sod laid last August and the driveway professionally filled& sealed! Call now to schedule your private viewing!

Built in 2007

## **Essential Information**

MLS® #

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Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,523
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	157 Elm Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J9

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Built-in Features, Open Floorplan, See Remarks, Vinyl Windows, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Other

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	84
Zoning	RMH-1

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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