

# \$275,000 - 396 Cree Road, Fort McMurray

MLS® #A2197320

**\$275,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

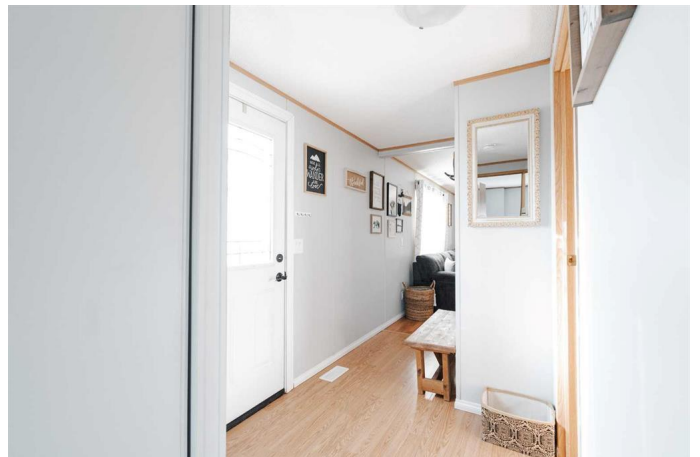
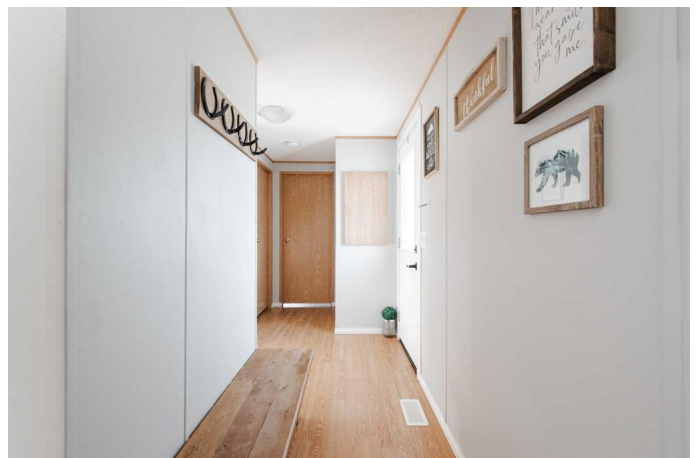
Welcome to 396 Cree Road; This warm and inviting 3-bedroom, 2-bathroom mobile home is brimming with charm and thoughtful updates. Lovingly maintained and in immaculate condition, it offers a cozy, welcoming feel from the moment you step inside. Plus, with no condo fees, youâ€™™ll enjoy homeownership without extra costs!

The spacious and functional layout includes a bright living area with large windows that let in plenty of natural light. The kitchen is full of character, featuring ample cabinetry, a skylight, and newer stainless steel appliances. A generous dining space makes it easy to gather with family and friends.

The primary suite offers a peaceful retreat with its own ensuite, while the additional two bedrooms are located at the opposite end of the home, providing extra privacy and separation. A second full 4-piece bathroom is conveniently located near these rooms, making it an ideal setup for families or guests.

Recent updates include a newer roof, hot water tank, windows, appliances, and furnace, ensuring peace of mind for years to come.

Outside, you'll find a large deck, perfect for outdoor entertaining, relaxing, or enjoying your morning coffee. There's also a large powered shed with a gas heater, ideal for a workshop, extra storage, or year-round projects. With four



parking spots and a gate that opens to the backyard - thereâ€™s plenty of room for vehicles, trailers, or guests.

Located close to Tower Road, this home is ideal for outdoor enthusiasts looking for quick access to trails and nature. Plus, itâ€™s located conveniently near a major bus route for easy commuting. Schedule your tour today!

Built in 1999

**Essential Information**

MLS® #	A2197320
Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

**Community Information**

Address	396 Cree Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1Y4

**Amenities**

Parking Spaces	4
Parking	Additional Parking, Driveway, Front Drive, Parking Pad, RV Access/Parking

**Interior**

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	February 25th, 2025
Days on Market	68
Zoning	RMH

## Listing Details

Listing Office	The Agency North Central Alberta
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