

# \$329,900 - 117 Mitchell Drive, Fort McMurray

MLS® #A2204304

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,519 sqft  
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

**MOVE IN READY!** This stunning, **RENOVATED** 3 bedroom, 2 bathroom home blends modern living with comfort and charm. As you step inside, you'll immediately notice the bright and spacious living room, filled with natural light – a perfect space for relaxation or entertaining. The heart of the home is the recently **RENOVATED** kitchen, complete with brand **NEW CABINETS** and sleek **Quartz COUNTERTOPS** offering both style and functionality. Whether you're preparing a family meal or hosting guests, this kitchen will inspire your inner chef. The property also boasts a single **DETACHED GARAGE** with wooden flooring and electricity equipped with a 220-amp, providing the ideal workshop or storage space for your projects. Outdoors, you'll find a fully fenced, low-maintenance backyard – perfect for those who want to enjoy the outdoors without the hassle of upkeep. The landscaped yard offers a peaceful retreat and includes the gazebo. Recent Renovations: Furnace & Central Air (2024), Fridge (2024), Dishwasher (2025), Washer (2025), Quartz Kitchen Countertops (2022), Kitchen Cabinets (2021), Shingles (2021), Main Bathroom (2022), Pantry (2020), Garage (2020)

This renovated gem is move-in ready and awaits its new owners. Don't miss the opportunity to experience this beautiful home in person – photos simply don't do it justice!



Built in 2002

### Essential Information

MLS® #	A2204304
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,519
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	117 Mitchell Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P2

### Amenities

Amenities	Park, Parking, Picnic Area, Playground, Visitor Parking
Parking Spaces	3
Parking	Parking Pad, Single Garage Detached, Front Drive, Garage Faces Front
# of Garages	1

### Interior

Interior Features	Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	Floor Furnace
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, City Lot
Roof	Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	45
Zoning	RMH-1

### **Listing Details**

Listing Office	People 1st Realty
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