

476 Harpe Way  
Fort McMurray, Alberta

MLS # A2155983



## \$227,000

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** See Remarks

Fantastic Home, Fantastic Price, Close to Amenities, Ball Diamonds, Schools, and so much more! 3 Bedroom, 2 bathroom mobile home in the Heart of Timberlea. HWT is newer (2023) Side fence between the neighbours is brand new. Deck will be completely stained prior to closing. Single attached infloor heated garage with loft. Priced to Sell. Get in before its GONE...