

472 Harpe Way  
Fort McMurray, Alberta

MLS # A2161569



## \$189,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** SCHEDULE A to be attached to all offers, Property is sold "AS IS, WHERE IS"

Fabulous location backing onto greenbelt with natural trails! This home features an open concept design with 3 large bedrooms and 2 bathrooms. The primary bedroom features a 4pc ensuite with soaker tub and a large closet and is located at the opposite end of the other two bedrooms. The kitchen offers ample countertop, cupboard space and a pantry. The outside is just as impressive with decks and concrete patio and concrete walkways. To finish this home off is a 12x16 shed that has a gas heater and the best part&hellip;.. no one behind you, just nature! Call today and lets get you into your new home!