

128 Sumac Crescent  
Fort McMurray, Alberta

MLS # A2166009



## \$439,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	None
<b>Features:</b>	Breakfast Bar, Closet Organizers, Jetted Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RMH-1
<b>Utilities:</b>	-

**Inclusions:** n/a

Spacious Double-Wide Mobile Home in Timberlea &ndash; No Condo Fees! Welcome to this stunning double-wide mobile home located on a private pie-shaped lot in the heart of Timberlea! This home offers everything you've been looking for, without the burden of condo fees! Step into the open-concept living room and kitchen, perfect for hosting and everyday family living. The kitchen is spacious with ample counter space and storage, seamlessly flowing into the living area, making it ideal for entertaining. The massive master bedroom is a true retreat, featuring an oversized ensuite bathroom with a large jacuzzi tub &ndash; perfect for relaxing after a long day. The ensuite is designed to provide you with a spa-like experience in your own home. Need extra space? You'll love the huge garage &ndash; ideal for vehicles, storage, or even a workshop. There's also RV parking for all your recreational toys and don't worry about parking on the road, as this drive way has ample parking for all your vehicles. This home is equipped with air conditioning to keep you cool in the summer months, and the pie-shaped lot provides ample space for outdoor activities or gardening. Don't miss out on this fantastic opportunity to own a spacious, well-maintained home in Timberlea with no condo fees! Book your private viewing. You don't want to miss this!