

# \$348,900 - 208 Elm Street, Fort McMurray

MLS® #A2208206

## \$348,900

4 Bedroom, 2.00 Bathroom, 1,552 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Located on a large CORNER LOT, 208 Elm Street offers 3 bedrooms plus family room (or 4th bedroom), 2 full bathrooms, open concept living room, kitchen and dining area, and laundry room/back entrance. Features of this well maintained home include laminate flooring, vaulted ceilings, lots of cabinet space, walk-in pantry, gas fire place, central air walk-in closet, en-suite with jetted tub, large paved drive way, fenced and landscaped yard with deck. A must see! Title insurance in lieu of a real property report.

Built in 2008

### Essential Information

MLS® #	A2208206
Price	\$348,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,552
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address 208 Elm Street



Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0K1

### **Amenities**

Parking Spaces	3
Parking	Driveway, Off Street

### **Interior**

Interior Features	Jetted Tub, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Basement	None

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Shingle
Construction	See Remarks
Foundation	Piling(s)

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	8
Zoning	RMH-1

### **Listing Details**

Listing Office	People 1st Realty
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