# \$169,900 - 248 Harpe Way, Fort McMurray

MLS® #A2208942

## \$169,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 248 Harpe Way; Tucked away in a prime greenbelt location, this well-maintained and smartly laid-out mobile home offers both comfort and value. Backing directly onto peaceful greenspace and steps from scenic trails, Syncrude Athletic Park, schools, shopping, and bus routes, this home is ideal for those who want both convenience and a connection to nature.

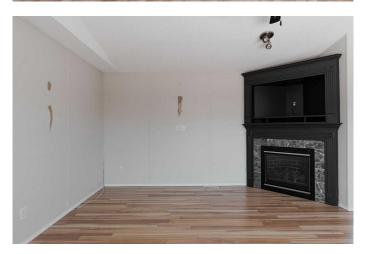
Inside, you'll find a bright and welcoming layout filled with natural light from large windows and a skylight. The spacious living room features a cozy gas fireplace with a TV niche, while the kitchen provides plenty of countertop and cupboard space, ideal for everyday cooking and entertaining. A separate dining area, updated lighting, and stylish single-plank laminate flooring add to the home's charm.

This home offers 3 bedrooms, thoughtfully laid out for privacy and functionality. At the front of the home, you'II find two additional bedroomsâ€"one featuring its own walk-in closetâ€"along with a full 4-piece bathroom nearby, making it a great setup for kids, guests, or even a home office. The primary bedroom is tucked away at the back and includes its own walk-in closet and full ensuite.

Whether you're looking for your first home or a smart investment, this affordable greenbelt property checks all the boxes.







### **Essential Information**

MLS® # A2208942 Price \$169,900

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,216 Acres 0.10 Year Built 2001

Type Residential Sub-Type Detached

Style Modular Home

Status Active

# **Community Information**

Address 248 Harpe Way

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2K9

#### **Amenities**

Amenities Parking, Snow Removal, Trash

Parking Spaces 2

Parking Driveway, Front Drive, Parking Pad, RV Access/Parking

#### Interior

Interior Features Bar, Built-in Features, High Ceilings, Open Floorplan, Storage, Walk-In

Closet(s)

Appliances Other

Heating Forced Air

Cooling Other Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

#### **Exterior**

Exterior Features Storage

Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Lawn,

Level, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 14

Zoning RMH-1

# **Listing Details**

Listing Office The Agency North Central Alberta

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