

\$320,000 - 165 Mitchell Drive, Fort McMurray

MLS® #A2210596

\$320,000

3 Bedroom, 2.00 Bathroom, 1,314 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this well-maintained gem with an impressive 15' x 17' DETACHED GARAGE—perfect for hobbyists or extra storage! The garage boasts a concrete floor, garage door, and is easily accessible through a double-gated driveway that accommodates two vehicles side by side. This home offers ample parking out front and in the garage—a rare find! Step inside to a bright, airy kitchen complete with stainless steel appliances, a movable island, a corner pantry and eat up bar. The kitchen opens to the dining nook that has more cabinetry and a built in china cabinet. Boasting extra space with its 18' wide layout, making it feel more open and spacious than most homes in the area. You™ truly feel the difference in the large living room and generously-sized bedrooms, offering more room to relax and live comfortably. Enjoy a carpet-free home, with tile floors in the entryway and main bathroom, hardwood in bedroom #2 and laminate throughout the other bedrooms. The primary bedroom is a retreat with crown moulding, a walk-in closet, and a 4-piece ensuite. The back mudroom with a large double-door closet and leads to the backyard and ground-level deck, with mature towering aspen trees for privacy, perfect for outdoor entertaining. Plus, you'll appreciate the laundry has its own room with stackable front-loading washer and dryer, and storage space. Recent upgrades include new shingles and a rebuilt furnace (2019), along with the comfort of central air conditioning. This home



has been meticulously maintained by its long term owners and the pride of ownership shines through. If you are looking for a move-in-ready home with nothing left to do then welcome home.

Built in 2003

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | A2210596 |
| Price | \$320,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,314 |
| Acres | 0.10 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 165 Mitchell Drive |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2P1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 3 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, See Remarks, |

| | |
|----------|------------------------------------|
| | Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | Other |
| Lot Description | Landscaped, Lawn, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 10 |
| Zoning | RMH-1 |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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