

# \$295,000 - 132 Mitchell Drive, Fort McMurray

MLS® #A2186268

## \$295,000

3 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

132 Mitchell Dr!! This home offers incredible value with it's attached heated garage (33x16) a standout feature with a built-in workbench, upper storage, a side man door, and RV gate access. Whether you need space for vehicles, toys, or hobbies, this garage has you covered. Inside, recent updates like a new furnace, A/C, and hot water tank (all 2023) mean peace of mind for years to come. The open-concept living space features vaulted ceilings, warm flooring, navy kitchen cabinets, light counters, and updated lighting. The spacious primary bedroom is tucked away, featuring a large closet and 4pc ensuite with a soaker tub and linen storage. Two additional bedrooms and a second 4pc bath complete the interior. Step outside to enjoy the fully fenced yard, large deck with an awning, and easy garage access. With so many upgrades this home is a must-see. Book your viewing today!

Built in 2002

## Essential Information

MLS® #	A2186268
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	0.10
Year Built	2002



Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	132 Mitchell Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P1

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	January 9th, 2025
Days on Market	126
Zoning	RMH-1

### Listing Details

Listing Office

Coldwell Banker United



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.