

\$284,888 - 177 Couture Lane, Fort McMurray

MLS® #A2217462

\$284,888

3 Bedroom, 2.00 Bathroom, 1,215 sqft
Residential on 0.10 Acres

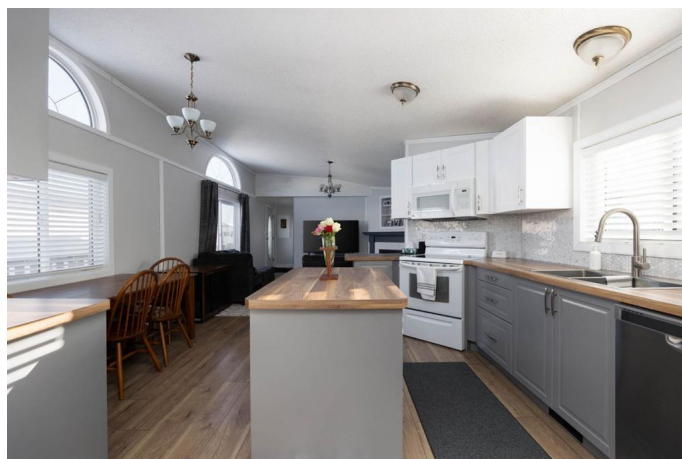
Timberlea, Fort McMurray, Alberta

Welcome to Your Perfect Timberlea home. Tucked away in a quiet cul-de-sac, this manufactured home offers the best of Timberlea living with NO CONDO FEES! Enjoy ultimate privacy with no neighbours behind you, a fully fenced yard, and a 12x20 ft shed perfect for storage or hobbies. Step inside this open-concept gem, featuring: Laminate flooring (2021) and bedroom carpet (2023) for modern comfort. Wood countertops and a stylish kitchen with appliances updated just 4 years ago. A spacious primary suite with a jetted tub, stand-up shower. Central air (2020) to keep you cool and comfortable year-round. Outside, you'll find a large deck for entertaining, a great parking pad, and a home that has been lovingly maintained with roof shingles replaced in 2020 and a hot water tank (6 years old). This home combines charm, functionality, and convenience in one of Timberlea's most desirable locations. Don't miss out—book your showing today!

Built in 1999

Essential Information

MLS® #	A2217462
Price	\$284,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,215
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	177 Couture Lane
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	t9k1y2

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Jetted Tub, Pantry, Storage
Appliances	Central Air Conditioner, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	None

Additional Information

Date Listed	May 3rd, 2025
Days on Market	4
Zoning	RMH

Listing Details

Listing Office	EXP REALTY
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