

\$295,000 - 221 Harpe Way, Fort McMurray

MLS® #A2240085

\$295,000

3 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 221 Harpe Way: Nestled on a spacious corner lot with RV parking and a long list of thoughtful updates, this well-maintained three-bedroom, two-bathroom home is move-in ready and full of pride of ownership. With recent upgrades including new shingles (2022), new windows and doors (2023), an updated ensuite bathroom, and updates to the furnace and central A/C (2025)â€”this home offers lasting value in a quiet, family-friendly community.

The curb appeal begins with a paved driveway for two, while the corner lot provides added space and secure storage tucked behind the home for recreational vehicles or toys. The fully fenced yard is bright and sunny all day long and includes two garden sheds, a fire pit, and a two-tiered deck, creating the perfect setting for outdoor enjoyment.

Inside, the open-concept living space is neutral, bright, and functional. The kitchen is host to white cabinetry and newer appliances, including a new stove (2025) and dishwasher (2023). Behind the kitchen, the laundry and storage room includes an upright freezer (2025), washer and dryer (2021), and added pantry storage if needed.

The primary bedroom is privately located at the back of the home and features a walk-in closet with built-in organizers and a fully updated ensuite bathroom, complete with a new vanity, a walk-in glass shower, and an electric towel warmer for a touch of comfort. Crown mouldings add a subtle, refined detail



to both bathrooms. On the opposite end of the home, youâ€™ll find two additional bedrooms and a second full bathroom.

Situated on steel piles and surrounded by parks, trails, sports fields, and public transit, this is an ideal opportunity for anyone seeking a turn-key property in a peaceful Timberlea location.

Schedule your private showing today.

Built in 2001

Essential Information

MLS® #	A2240085
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,193
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	221 Harpe Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K8

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Parking Pad, RV Access/Parking, RV Gated

Interior

Interior Features	Closet Organizers, Crown Molding, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	July 16th, 2025
Days on Market	22
Zoning	RMH-1

Listing Details

Listing Office	The Agency North Central Alberta
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