

# **\$349,900 - 157 Elm Street, Fort McMurray**

MLS® #A2193827

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,523 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Double Wide! No Condo Fees! A.C !  
Meticulously Kept! Welcome to 157 Elm Street. This 1523 sq ft, 3 bed, 2 bath mobile is sitting on a 4445 sq ft fully fenced lot in the established neighbourhood of Timberlea. The bright and open concept living room features a vaulted ceiling, feature wall, new laminate floors and a corner gas fireplace to enjoy on those cold winter evenings! The bright kitchen is complete with overhead skylight with heat trace, new laminate countertops, stainless steel appliances (replaced in 2017), Lino floors and plenty of cabinet and counter space. There are three bedrooms which includes a spacious primary bedroom with a walk in closet, large 4 piece ensuite bath with ceramic tile floors and soaker tub! There two additional bedrooms are located on the other side of the mobile and have direct access to a 4 piece bathroom and a 2nd living space that is perfect for an home office. The laundry is conveniently tucked away in a separate laundry room! Outside you will find deck that over looks the yard and a 8 x 10 shed.! This home was recently upgraded with a new belly bag, fresh sod laid last August and the driveway professionally filled& sealed! Call now to schedule your private viewing!

Built in 2007

## **Essential Information**

MLS® #

A2193827





|                |                         |
|----------------|-------------------------|
| Price          | \$349,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,523                   |
| Acres          | 0.10                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 157 Elm Street |
| Subdivision | Timberlea      |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |
| Province    | Alberta        |
| Postal Code | T9K 0J9        |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Open Floorplan, See Remarks, Vinyl Windows, Laminate Counters           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Basement          | None   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard, Lighting |
| Lot Description   | Other                  |



|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Piling(s)       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 101                 |
| Zoning         | RMH-1               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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.