# \$299,900 - 192 Mitchell Drive, Fort McMurray

MLS® #A2240250

## \$299,900

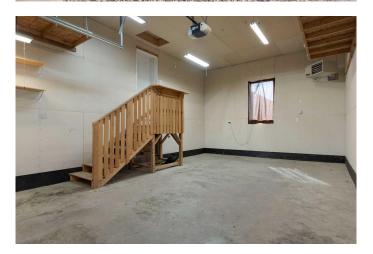
3 Bedroom, 2.00 Bathroom, 1,203 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Bright, Spacious, and Ready to Impress! This well-maintained gem is perfect for families. hobbyists. The HEATED OVERSIZED GARAGE (15'10'x25'8') is wired with 220V, providing ample space to park your vehicle and work on your next big project or set up your dream workshop. Out back, enjoy a secure, OVERSIZED SHED (14x14) that is perfect for securing your ATV, side-by-side, or outdoor gear. Step into a bright and inviting home featuring an open floor plan with sleek laminate flooring throughout the main living areas and durable vinyl tile in the kitchen and bathrooms. A beautiful skylight in the kitchen fills the space with natural light. The private primary suite is tucked away at the back of the home and comes complete with a 4-piece ensuite and a spacious walk-in closet. Up front, you'II find two generously sized bedrooms that share another 4-piece bathroom, making it ideal for family or guests. Outside, the landscaped yard still leaves space for kids or pets to roam, and yes, there's even your very own apple tree! Exciting news for Morgan Heights residents! A NEW ON-SITE DAYCARE is currently under construction in the neighborhood. Once completed, local families will receive priority access to available spots, making life just a little easier for parents living in the community. Whether you're upgrading, downsizing, or buying your first home, this property is Ideal for families, hobbyists, and outdoor enthusiasts! Come see it for yourself!







## **Essential Information**

MLS® # A2240250 Price \$299,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,203

Acres 0.10 Year Built 2003

Type Residential Sub-Type Detached

Style Modular Home

Status Active

# **Community Information**

Address 192 Mitchell Drive

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2P1

#### **Amenities**

Amenities Park, Playground, Visitor Parking, Day Care, Parking, Picnic Area

Parking Spaces 3

Parking Additional Parking, Double Garage Attached, Driveway, Garage Door

Opener, Insulated, Off Street, Parking Pad, 220 Volt Wiring, Asphalt,

Garage Faces Front, Heated Garage, Paved, Quad or More Attached

# of Garages 1

### Interior

Interior Features Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters, No.

Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub,

Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings

Heating Central, Natural Gas

Cooling Central Air

Basement None

## **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Landscaped, Lawn, Fruit Trees/Shrub(s)

Roof Asphalt

Construction Vinyl Siding

Foundation Piling(s)

## **Additional Information**

Date Listed July 15th, 2025

Days on Market 16

Zoning RMH-1

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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