

# \$309,900 - 213 Waterhouse Street, Fort McMurray

MLS® #A2185088

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,484 sqft  
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 213 Waterhouse street where youâ€™ll be pleased with this Charming, Well-Maintained Oversized Double-Wide Manufactured Home

Nestled along the perimeter of Tower Road. This property is a true outdoor enthusiastâ€™s paradise, offering direct access to sled and quad trails right from the side yard!

Enjoy the convenience of a double driveway and a welcoming covered veranda at the front of the home. The property also features an appealing storage shed, a spacious back deck perfect for relaxation, and a cozy fire pit area, ideal for evenings with family and friends.

Inside, this move-in ready with home youâ€™ll find loads of recent upgrades, including:

New Furnace (2024), Hot Water Tank (2022)  
Shingles (2020)

Laminate Flooring (2021) throughout, along with new paint and stylish backsplash updates.

New custom blinds will top off the living areas in 2022/2023 for a modern, fresh feel.

The Heat Trace System was updated and wired directly to the panel box for peace of mind during winter months.

The spacious layout includes 3 Bedrooms, large laundry room, formal dining, huge living room and porch that boasts a French door for additional aesthetic. There are two full baths completing this home. The oversized Primary



Bedroom boasts a generous walk-in closet and a private 4-piece ensuite bath with a large jetted oval soaker tub. This Timberlea location has NO CONDO FEES! And, if you're looking for a "hop on the trail location", this is for you, as it is directly bordering TOWER ROAD! You'll be pleased to know that this street has a history of great neighbours whom takes pride in their homes and neighbourhood. Call to view today! This location is RARE!!

Built in 2004

### Essential Information

MLS® #	A2185088
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,484
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	213 Waterhouse Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T1

### Amenities

Parking Spaces	2
Parking	Driveway, Parking Pad

## Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Washer/Dryer, Window Coverings, Built-In Refrigerator, See Remarks, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Private Yard, Storage, Fire Pit
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

## Additional Information

Date Listed	January 2nd, 2025
Days on Market	134
Zoning	RMH

## Listing Details

Listing Office	People 1st Realty
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