

# \$359,900 - 104 Harpe Way, Fort McMurray

MLS® #A2230915

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.18 Acres

Timberlea, Fort McMurray, Alberta

CALLING ALL PEEPS WHO WANT A LARGE YARD, LOADS OF PARKING, GARAGE AND SHED!! Welcome to 104 Harpe Way, a rare find tucked away in a quiet cul-de-sac in Timberlea, backing onto greenbelt and just steps from Syncrude Athletic Park.

There's a children's community playground straight across the road too! This renovated mobile sits on a LARGE pie-shaped lot—nearly 8,000 sq ft—with incredible outdoor features including RV parking, mature trees, DEEP BACKYARD w/ firepit area! Loads of room for a pool, trampoline and swing set! Heck, you can build a hockey rink in the winter!! More AMAZINGNESS! you also get a large wired shed, big deck, concrete patio area, and a detached heated double garage with 10 ft ceilings- perfect for projects!

Inside, the home shines with luxury vinyl plank flooring throughout, updated paint, lighting, refinished cabinetry, modern hardware, and black stainless steel slate appliances all replaced in the past 5-6 years. The open-concept living space features a cozy gas fireplace and garden doors leading out to the large deck/yard. There are three bedrooms, including a spacious primary with a beautifully renovated ensuite, plus an updated main bath and separate laundry room.

Additional upgrades include a brand new furnace (June 2024), new exterior doors, skirting and insulation (2022), central A/C, and



shingles approximately 5-6 years old.

This home is the complete packageâ€”privacy, updates, space for all your toys, and move-in ready condition. Donâ€™t miss it!

Built in 2000

### Essential Information

MLS® #	A2230915
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.18
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	104 Harpe Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K5

### Amenities

Amenities	Park, Playground, Trash
Parking Spaces	6
Parking	Double Garage Detached, Driveway, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan,

	Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Other

## Additional Information

Date Listed	June 13th, 2025
Days on Market	4
Zoning	RMH-1

## Listing Details

Listing Office	People 1st Realty
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