

\$329,900 - 117 Mitchell Drive, Fort McMurray

MLS® #A2252003

\$329,900

3 Bedroom, 2.00 Bathroom, 1,519 sqft
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

MOVE IN READY! This stunning, **RENOVATED** 3 bedroom, 2 bathroom home blends modern living with comfort and charm. As you step inside, you'll immediately notice the bright and spacious living room, filled with natural light – a perfect space for relaxation or entertaining. The heart of the home is the recently **RENOVATED** kitchen, complete with brand **NEW CABINETS** and sleek **Quartz COUNTERTOPS** offering both style and functionality. Whether you're preparing a family meal or hosting guests, this kitchen will inspire your inner chef. The property also boasts a single **DETACHED GARAGE** with wooden flooring and electricity equipped with a 220-amp, providing the ideal workshop or storage space for your projects. Outdoors, you'll find a fully fenced, low-maintenance backyard – perfect for those who want to enjoy the outdoors without the hassle of upkeep. The landscaped yard offers a peaceful retreat and includes the gazebo. Recent Renovations: Furnace & Central Air (2024), Fridge (2024), Dishwasher (2025), Washer (2025), Quartz Kitchen Countertops (2022), Kitchen Cabinets (2021), Shingles (2021), Main Bathroom (2022), Pantry (2020), Garage (2020)

This renovated gem is move-in ready and awaits its new owners. Don't miss the opportunity to experience this beautiful home in person – photos simply don't do it justice!



Built in 2002

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | A2252003 |
| Price | \$329,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,519 |
| Acres | 0.11 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Double Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 117 Mitchell Drive |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2P2 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Parking, Picnic Area, Playground, Visitor Parking |
| Parking Spaces | 3 |
| Parking | Front Drive, Garage Faces Front, Parking Pad, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | Floor Furnace |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, City Lot, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape |
| Roof | Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 27th, 2025 |
| Days on Market | 1 |
| Zoning | RMH-1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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