

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

MLS® #A2204304

**\$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® #         | A2204304                |
| 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, Playground, Visitor Parking, Picnic Area              |
| 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, Front Yard, Landscaped, Low Maintenance Landscape, City Lot, Gazebo |
| Roof              | Shingle                                                                        |
| Construction      | Vinyl Siding                                                                   |
| Foundation        | Piling(s)                                                                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 93               |
| Zoning         | RMH-1            |

**Listing Details**

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

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