

# \$295,000 - 132 Mitchell Drive, Fort McMurray

MLS® #A2186268

## \$295,000

3 Bedroom, 2.00 Bathroom, 1,196 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

132 Mitchell Dr!! This home offers incredible value with it's attached heated garage (33x16) a standout feature with a built-in workbench, upper storage, a side man door, and RV gate access. Whether you need space for vehicles, toys, or hobbies, this garage has you covered. Inside, recent updates like a new furnace, A/C, and hot water tank (all 2023) mean peace of mind for years to come. The open-concept living space features vaulted ceilings, warm flooring, navy kitchen cabinets, light counters, and updated lighting. The spacious primary bedroom is tucked away, featuring a large closet and 4pc ensuite with a soaker tub and linen storage. Two additional bedrooms and a second 4pc bath complete the interior. Step outside to enjoy the fully fenced yard, large deck with an awning, and easy garage access. With so many upgrades this home is a must-see. Book your viewing today!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2186268  |
| Price          | \$295,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,196     |
| Acres          | 0.10      |
| Year Built     | 2002      |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 132 Mitchell Drive |
| Subdivision | Timberlea          |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9K 2P1            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Playground                          |
| Parking Spaces | 2                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | Central Air                                                                |
| Basement          | None                                                                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard                        |
| Lot Description   | Back Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding                        |
| Foundation        | Piling(s)                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 126               |
| Zoning         | RMH-1             |

### Listing Details

Listing Office

Coldwell Banker United



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