

# \$185,000 - 312 Harpe Way, Fort McMurray

MLS® #A2199527

## \$185,000

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.10 Acres

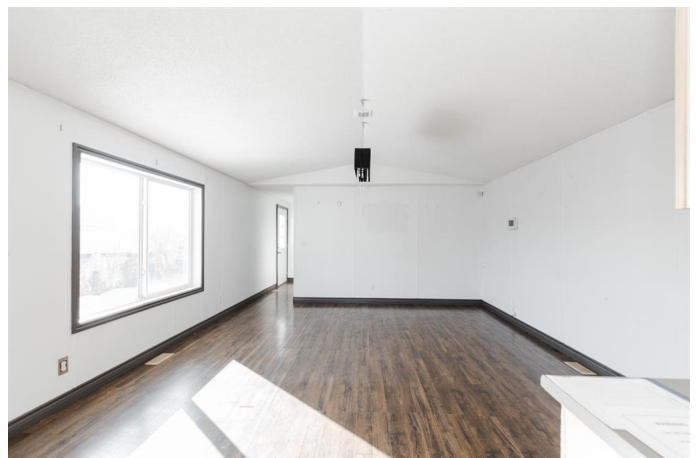
Timberlea, Fort McMurray, Alberta

Welcome to 312 Harpe Way: With its modern exterior and beautiful curb appeal, this detached Timberlea Home is host to three bedrooms, two full bathrooms and an open concept living space along with a storage shed for added convenience. Enjoy the proximity of parks, athletic fields and outdoor trails, situated in a peaceful neighbourhood where many love being able to walk to the Syncrude Athletic Park where there are baseball and soccer fields, a splash and skate park and lots to do during the warmer summer months. The fully fenced yard has a large gate for RV storage and leads to a large deck great for entertaining during the warmer summer months. The layout of this home is ideal with a living room that leads into the dining room and kitchen. The primary bedroom has a four piece ensuite bathroom and is tucked away at the back of the home, while the second and third bedroom are found on the opposite end with another four piece bathroom to use. Ready for immediate possession, schedule a private tour of this great home today.

Built in 2001

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2199527  |
| Price     | \$185,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |              |
|----------------|--------------|
| Full Baths     | 2            |
| Square Footage | 1,150        |
| Acres          | 0.10         |
| Year Built     | 2001         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 312 Harpe Way |
| Subdivision | Timberlea     |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 2L1       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Snow Removal  |
| Parking Spaces | 2   |
| Parking        | Driveway, Parking Pad, RV Access/Parking, Front Drive, RV Gated, Side By Side |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Open Floorplan, Storage |
| Appliances        | See Remarks             |
| Heating           | Forced Air              |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 7th, 2025 |
|-------------|-----------------|

|                |       |
|----------------|-------|
| Days on Market | 54    |
| Zoning         | RMH-1 |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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