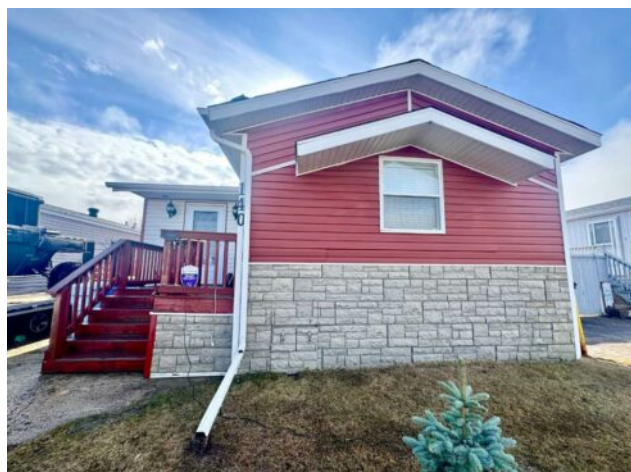


140 Cree Road  
Fort McMurray, Alberta

MLS # A2214107



**\$199,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** As is, where is.

Welcome to 140 Cree Road, nestled in a welcoming, family-friendly neighbourhood. This home is ideal for first-time buyers looking to enter the market and enjoy the benefits of homeownership without the added cost of condo fees. Conveniently located, this property is just a short drive to schools, shopping, and a quick walk to playgrounds and bus stops. For outdoor enthusiasts, ATV access is nearby, adding to the appeal of the area. The home offers three bedrooms, including a spacious primary bedroom with its own ensuite, plus two additional bedrooms and a 4-piece main bath. The large yard provides plenty of space to enjoy, plus an oversized shed that could be converted into an entertainment space. Backing onto Confederation Way, the property features a gated entry to walking trails, offering privacy with no neighbours directly behind you. Additional highlights include ample parking, a generous back deck for outdoor relaxation, and the bonus of no condo fees, making this an affordable and attractive option for new homeowners. Don't miss your chance to make this great starter home yours and call today to book your personal viewing.