

**125 Waterhouse Street
Fort McMurray, Alberta**

MLS # A2264681



\$265,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,212 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks		

Heating:	Central	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Pantry, See Remarks, Skylight(s), Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

BEAUTIFULLY UPDATED HOME WITH NO CONDO FEES! Welcome to this bright and stylish 3-bedroom, 2-bathroom home in the heart of Timberlea — ideally located with quick access to Tower Road, Syncrude Athletic Park, and nearby bus stops. Step inside to find modern updates throughout, including fresh paint and new flooring that create a warm and inviting atmosphere. At the front of the home, you’ll find two generous bedrooms and a beautifully refreshed full bathroom. Down the hall, a spacious living room with a large window fills the space with natural light — the perfect spot to relax or entertain. The kitchen is a true highlight, offering plenty of counter space, stylish cabinetry, and stainless steel appliances that make cooking a breeze. At the back of the home, the private primary suite features a spa-like ensuite with a corner jetted tub and separate stand-up shower, creating your own peaceful retreat. Conveniently located near the primary bedroom, the laundry area adds practicality to everyday living. Step outside to enjoy a large fenced yard complete with a storage shed — perfect for BBQs, play, or relaxing evenings. Don’t miss your chance to own this beautifully updated home in a fantastic location, book your private tour today!