

**150 Couture Lane  
Fort McMurray, Alberta**
**MLS # A2284857**

# \$239,900



<b>Division:</b>	Timberlea	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b> 1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Driveway, Off Street, RV Access/Parking	
<b>Lot Size:</b>	0.10 Acre	
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Wood	<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>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, windows covering and Air Conditioner

Welcome to 150 Couture Lane — a well-maintained 3-bedroom, 2-bath home with NO CONDO FEE located in a cul-de-sac in the desirable Timberlea featuring over 1,180 sq ft of comfortable single-level living, CENTRAL AIR and RV PARKING. As you walk in, you will be welcomed into a bright open layout with a spacious living room and a functional kitchen complete with breakfast bar, ample cabinetry and large windows that let natural light flow in freely. Down the hall are two bedrooms and a full bathroom providing plenty of space for growing family and at the back of the home, the generous primary bedroom includes a 4-piece ensuite and a walk-in closet. Recent updates add great value and peace of mind, including new siding, a new furnace (4 years ago), hot water tank (3 years ago), and new stove, dishwasher, washer and dryer. Outside, enjoy a large deck overlooking the yard with a raised 12x3 garden bed, a large shed for extra storage and a fence gate to bring in your RV or boat. Situated close to parks, playgrounds, shopping, and walking paths, this property offers an affordable opportunity for homeownership in a family-friendly community. Book your private showing today!