

213 Mitchell Drive
Fort McMurray, Alberta

MLS # A2227832



\$175,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,311 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Interior Lot, Lawn		

Heating:	Fireplace(s), Floor Furnace	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 160
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: n/a

Some homes whisper potential. This one yells it from the driveway. Welcome to 213 Mitchell Drive. A 3-bedroom, 2-bathroom mobile in Timberlea with a fully fenced yard, solid layout, and zero interest in pretending to be something it's not. This isn't lipstick-on-a-pig reno fluff. It's got good bones, room to breathe, and a price that leaves space for you to make it your own. The living room is massive and comes with a gas fireplace that still works. The kitchen is bright and open, with actual counter space and a checkerboard backsplash that dares to have a little fun. Two skylights flood the space with natural light. You won't feel boxed in here. The primary bedroom is tucked away for privacy and has a walk-in closet and its own full ensuite. The two other bedrooms are on the opposite side of the home with their own full bath. Ceiling fans are already installed. The laundry room is spacious and separate, and there's a proper back entry so the mud stays out of your living room. The outdoor space has real potential. Two-tiered decks, space for your BBQ, and enough grassy room for the kids or dog to let loose. There's also a storage shed, because your tools and toys need their own space too. This is not for the faint of heart. But if you're tired of overpaying for perfectly staged homes and want something you can actually afford, this one's worth a look. Check out the 360 tour and detailed floor plans in the photos so you can see every sink, shower and counter in the home. Are you ready to say yes to this address?