

240 Cree Road
Fort McMurray, Alberta

MLS # A2205259



\$349,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,207 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Shed, and Garage Heater.

Welcome to 240 Cree Road. This completely remodelled property offers the perfect blend of comfort, practicality, and convenience, making it an excellent choice for first-time buyers or savvy investors. This home is designed for modern living and has 3 spacious bedrooms and 2 full baths. As you step inside, you are greeted by an inviting living room with a stunning gas fireplace as its focal point, creating a cozy ambiance. The open-concept layout seamlessly connects the living room, kitchen, and dining area, offering a spacious and welcoming atmosphere. The kitchen is a standout feature with its abundance of natural light from skylights, a functional kitchen island, stainless steel appliances, updated laminate countertops, and crisp white cabinetry for effortless organization. The primary bedroom is a private retreat with its own full ensuite, while the two additional bedrooms are generously sized and share a well-appointed 4-piece main bathroom. A convenient laundry room adds to the practicality of this home. Step outside to discover a large deck, perfect for entertaining, outdoor activities, or relaxing in peace. The property also boasts a massive garage, ideal for storage, hobbies, or workshop needs. With no condo fees, you'll enjoy the freedom and affordability of homeownership. Located on the bus route, this home provides easy access to transportation while backing onto Tower Road, offering a peaceful, natural backdrop. Situated close to all amenities, including shopping, schools, and dining, this property truly has it all. Whether you're a first-time buyer, downsizing, or seeking a wise investment, 240 Cree Road is ready to welcome you home. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.