

# \$194,900 - 260 Harpe Way, Fort McMurray

MLS® #A2206143

**\$194,900**

4 Bedroom, 2.00 Bathroom, 1,511 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 260 Harpe Way; this spacious double wide home offers plenty of room to make it your own, with incredible potential for those willing to put in a little sweat equity. Step inside to a large, welcoming entryway that sets the tone for the home's generous layout. The open-concept floor plan features a spacious living room with a wood-burning fireplace, a well-appointed kitchen with ample cabinetry, plenty of counter space, and a convenient corner pantry, plus a dining area with plenty of room for family gatherings.

With four large bedrooms and two full bathrooms, the primary suite is thoughtfully positioned at one end of the home, separate from the other three bedrooms, offering maximum privacy. Outside, the large yard is perfect for kids and pets, and the oversized shed with an overhead door provides excellent storage for tools and toys.

Located in the heart of Timberlea, this home is just minutes from Syncrude Athletic Park, schools, shopping, and public transit. Plus, with low condo fees of just \$175/month, it's a fantastic opportunity to invest in your future. Schedule your tour today!

Built in 2001

## Essential Information

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Price	\$194,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,511
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	260 Harpe Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K9

### **Amenities**

Amenities	Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, Off Street, On Street, Parking Pad, Paved

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### **Exterior**

Exterior Features	Storage
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Level, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	17
Zoning	RMH-1

### **Listing Details**

Listing Office           The Agency North Central Alberta

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