

\$349,900 - 240 Cree Road, Fort McMurray

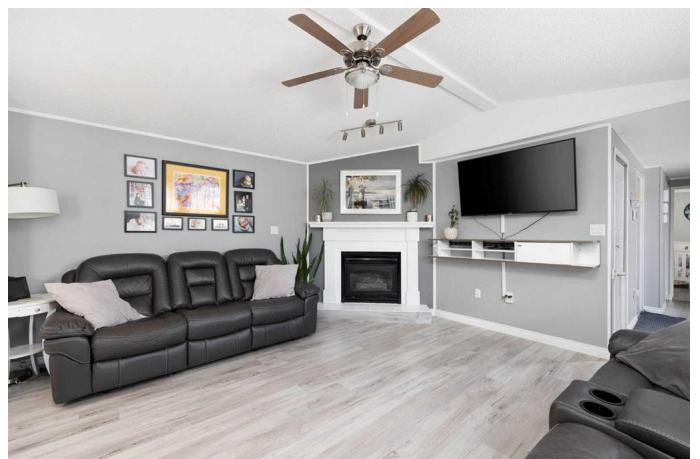
MLS® #A2205259

\$349,900

3 Bedroom, 2.00 Bathroom, 1,207 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

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.

Built in 1997

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2205259 |
| Price | \$349,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,207 |
| Acres | 0.10 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 240 Cree Road |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 1X8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Double Garage Attached, Driveway, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s) |
|-------------------|--|

| | |
|-----------------|---|
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Storage |
| Lot Description | Back Lane, Front Yard, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 41 |
| Zoning | RMH |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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