

# \$284,888 - 177 Couture Lane, Fort McMurray

MLS® #A2188372

**\$284,888**

3 Bedroom, 2.00 Bathroom, 1,215 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to Your Perfect Timberlea home. Tucked away in a quiet cul-de-sac, this manufactured home offers the best of Timberlea living with NO CONDO FEES! Enjoy ultimate privacy with no neighbours behind you, a fully fenced yard, and a 12x20 ft shed perfect for storage or hobbies. Step inside this open-concept gem, featuring: Laminate flooring (2021) and bedroom carpet (2023) for modern comfort. Wood countertops and a stylish kitchen with appliances updated just 4 years ago. A spacious primary suite with a jetted tub, stand-up shower. Central air (2020) to keep you cool and comfortable year-round. Outside, you'll find a large deck for entertaining, a great parking pad, and a home that has been lovingly maintained with roof shingles replaced in 2020 and a hot water tank (6 years old). This home combines charm, functionality, and convenience in one of Timberlea's most desirable locations. Don't miss out—book your showing today!

Built in 1999

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2188372  |
| Price      | \$284,888 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,215       |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Mobile      |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 177 Couture Lane |
| Subdivision | Timberlea        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | t9k1y2           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Pantry, Storage                                                    |
| Appliances        | Central Air Conditioner, Range, Refrigerator, Washer/Dryer, Microwave Hood Fan |
| Heating           | Forced Air                                                                     |
| Cooling           | Central Air                                                                    |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas                                                                            |
| Basement          | None                                                                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Cul-De-Sac               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | None                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 94                 |
| Zoning         | RMH                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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