

# \$268,500 - 488 Harpe Way, Fort McMurray

MLS® #A2212225

**\$268,500**

3 Bedroom, 2.00 Bathroom, 1,219 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 488 Harpe Way, where comfort meets adventure. This 3-bedroom home is tucked away in a quiet spot that backs right onto the trails, perfect if you're into side-by-siding, quadding, or just love being surrounded by nature. No neighbours behind means extra privacy and a peaceful setting you'll appreciate. Inside, you'll find updated vinyl plank flooring and a fresh feel throughout. The kitchen feels bright and open, so whether you're making breakfast or just grabbing a coffee, it's a great place to start your day. The primary bedroom is spacious on the opposite end of the home from the other two bedrooms and has its own private ensuite featuring both a soaker tub and a stand-up shower (because yes, you can have both!) There's also a second full bathroom for the rest of the household or guests. Located just a short walk to Syncrude Athletic Park, it's ideal for anyone who loves being close to sports fields, playgrounds, and wide open spaces. This isn't just a place to live, it's an affordable lifestyle. Whether you're raising a family, downsizing into something easy to manage, or just want to be close to the action and the outdoors, this home is definitely worth a look.

Built in 2000

## Essential Information

MLS® #

A2212225



|                |                         |
|----------------|-------------------------|
| Price          | \$268,500               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,219                   |
| Acres          | 0.09                    |
| Year Built     | 2000                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 488 Harpe Way |
| Subdivision | Timberlea     |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 2K7       |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island, Skylight(s)           |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Basement          | None  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation   | Piling(s)    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 9                |
| Zoning         | RMH-1            |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.