

# \$279,000 - 144 Mitchell Drive, Fort McMurray

MLS® #A2189005

**\$279,000**

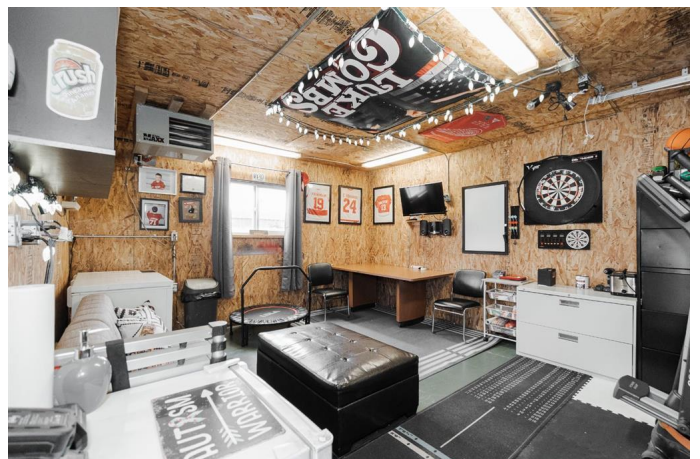
3 Bedroom, 2.00 Bathroom, 1,153 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

HEATED GARAGE, INSULATED SKIRTING AND MODERN UPDATES THROUGHOUT | Welcome to 144 Mitchell Drive, a beautifully updated home in Timberlea offering modern comforts, thoughtful upgrades, and a location that's steps away from schools, playgrounds, and scenic outdoor trails. Whether you're seeking a peaceful sanctuary or a home perfect for entertaining, this turn-key property has it all—including a heated detached garage with a new garage heater (2020) and ample parking for your vehicles and recreational toys with an RV Gate and Parking Pad behind it.

As you step through the brand-new exterior doors, you're welcomed into a bright and inviting interior. Fresh paint (2023) and new flooring throughout (2022) set a modern tone, while the refinished gas fireplace (2023) adds a touch of warmth and charm to the living room. The kitchen has been transformed with newly painted white cabinetry, matching appliances, and custom wood shutters (2022) that bring a cohesive and stylish vibe. Updated appliances include a new dishwasher and a brand-new washer and dryer (2024), located in the laundry area with upper storage cabinets and a floating wood shelf for added functionality.

The primary bedroom is a tranquil retreat, featuring a striking feature wall and a fully updated ensuite (2024) that exudes a moody,



modern aesthetic. The space is complete with a sleek white vanity, an LED mirror, and rich, contrasting tones. On the opposite end of the home, youâ€™ll find two additional bedrooms, all 3 bedrooms complete with updated closet doors and maximized storage. The four-piece main bathroom has also been refreshed (2024) to match the homeâ€™s contemporary feel.

Outside, the updates continue with an expansive asphalt parking pad behind the double RV gate, offering secure storage for recreational vehicles. The backyard is an entertainerâ€™s dream, featuring a large deck, a patio ideal for an above-ground pool, and a shed for additional storage. The insulated, heated detached garage provides endless possibilities, whether you need extra living space, a workshop, or a warm spot for your dirt bike, ATV, or snowmobile.

Additional upgrades include a new hot water tank (2021), insulated skirting (2021), and heat trace for worry-free winters. With its modern updates, abundant storage, and prime location, 144 Mitchell Drive is ready to welcome its new owners. Schedule your private tour today and experience all this incredible home has to offer.

Built in 2003

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2189005  |
| Price          | \$279,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,153     |
| Acres          | 0.10      |
| Year Built     | 2003      |

|          |              |
|----------|--------------|
| Type     | Residential  |
| Sub-Type | Detached     |
| Style    | Modular Home |
| Status   | Active       |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 144 Mitchell Drive |
| Subdivision | Timberlea          |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9K 2P1            |

### Amenities

|                |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Trash, Snow Removal                                                                                                                                                     |
| Parking Spaces | 3                                                                                                                                                                       |
| Parking        | Heated Garage, Parking Pad, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, RV Access/Parking, RV Gated, Side By Side, Single Garage Detached |
| # of Garages   | 1                                                                                                                                                                       |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Vinyl Windows, Laminate Counters, No Smoking Home             |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Microwave, Stove(s) |
| Heating           | Forced Air                                                                    |
| Cooling           | Central Air                                                                   |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Gas                                                                           |
| Basement          | None                                                                          |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Storage, Private Yard                                  |
| Lot Description   | Landscaped, Back Yard, Front Yard, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding                                           |
| Foundation        | Pillar/Post/Pier                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 90                 |
| Zoning         | RMH-1              |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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