

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

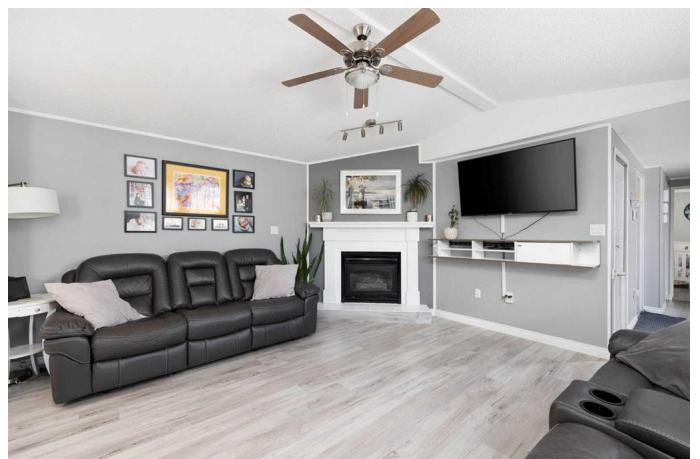
MLS® #A2205259

**\$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	27
Zoning	RMH

## Listing Details

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

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.