

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

MLS® #A2217462

**\$284,888**

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

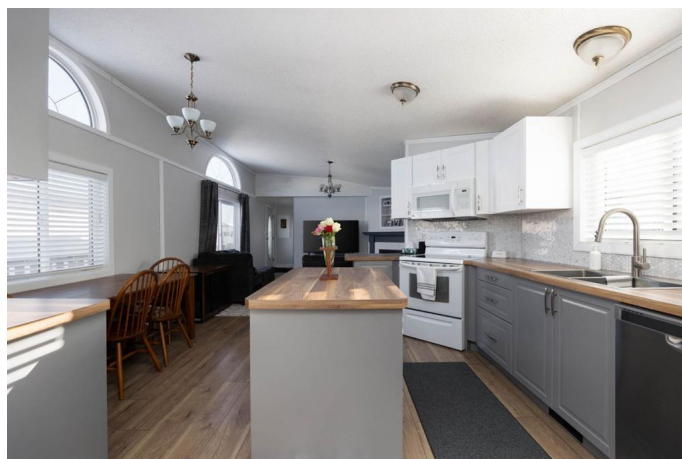
Timberlea, Fort McMurray, Alberta

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® #	A2217462
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	Modular Home
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, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
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	May 3rd, 2025
Days on Market	3
Zoning	RMH

### **Listing Details**

Listing Office	EXP REALTY
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