

\$294,900 - 165 Mitchell Drive, Fort McMurray

MLS® #A2242486

\$294,900

3 Bedroom, 2.00 Bathroom, 1,329 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

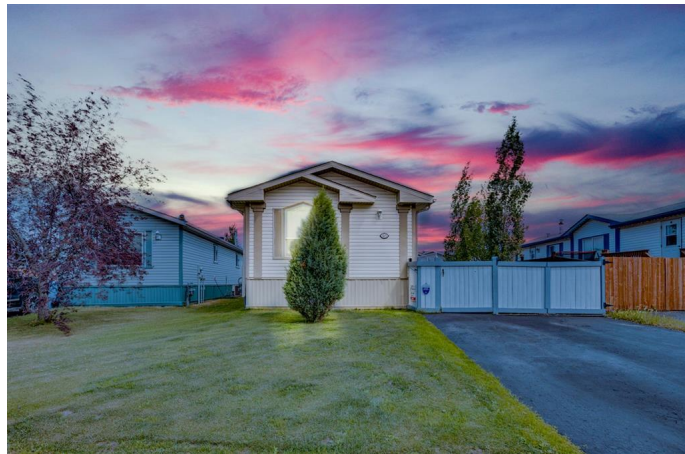
Meticulously Maintained | Fully Fenced |
Detached 15'3" x 17' Garage | Brand New
Shingles

Welcome to 165 Mitchell Drive, a beautifully cared-for 1,329 sq ft, 3-bedroom, 2-bathroom home nestled in the quiet, established neighbourhood of Timberlea. Set on a landscaped lot with incredible curb appeal—including a freshly painted driveway and mature trees—this home offers both functionality and charm from the moment you arrive.

Step inside to discover a bright, open-concept kitchen complete with stainless steel appliances, a centre island, crisp white cabinetry, and a spacious dining area—perfect for family meals or entertaining guests. With its generous square footage and well-designed layout, this home feels both spacious and comfortable.

The large living room is bathed in natural light from a picture window, creating a warm and inviting space to unwind. The thoughtful floor plan includes generously sized bedrooms, all carpet-free for easy maintenance and modern appeal.

The primary suite is a private retreat, featuring large windows, a spacious walk-in closet, and a well-appointed 4-piece ensuite. A separate laundry room offers a full-sized, stackable



front-load washer and dryer, along with convenient extra storage.

Step out the back door to enjoy a fully fenced yard with a lower-level deck—ideal for summer BBQs, morning coffee, or simply relaxing among the mature trees that add beauty and privacy.

A standout feature of this home is the 15'3" x 17' detached, garage—perfect for additional storage, a workshop, or keeping your toys sheltered year-round.

Additional upgrades include central air conditioning, a rebuilt furnace and a large, well-maintained driveway completes this move-in-ready package.

If you're looking for a well-cared-for, affordable, and low-maintenance home in a peaceful neighbourhood—this is the one. Call today to schedule your private viewing!

Built in 2003

Essential Information

MLS® #	A2242486
Price	\$294,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,329
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	165 Mitchell Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Detached, Stall
# of Garages	1

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	July 23rd, 2025
Days on Market	29
Zoning	RMH-1

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.