

# \$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

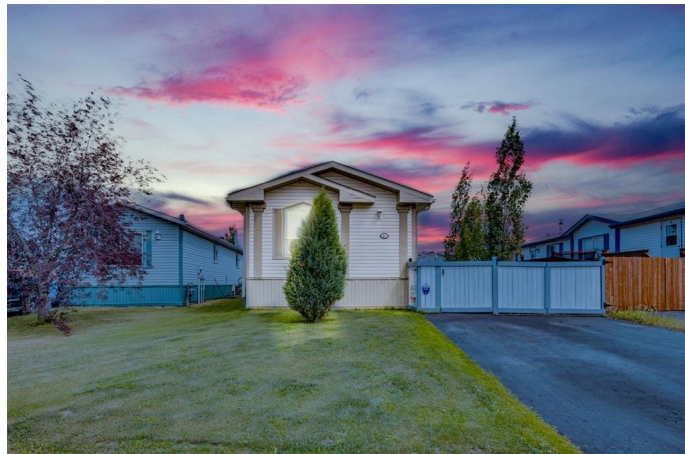
Meticulously Maintained | Fully Fenced |  
Detached 15'3" x 17' Garage | Brand New  
Shingles

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 | 25              |
| 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.