

# \$268,500 - 488 Harpe Way, Fort McMurray

MLS® #A2212225

## \$268,500

3 Bedroom, 2.00 Bathroom, 1,219 sqft  
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

THIS JUST IN - NO CONDO FEES FOR ONE YEAR!!! Now is your chance to get into your very own home at 488 Harpe Way, where comfort meets adventure. This 3-bedroom home is tucked away in a quiet spot that backs right onto the trails, perfect if you're into side-by-siding, quadding, or just love being surrounded by nature. No neighbours behind means extra privacy and a peaceful setting you'll appreciate. Inside, you'll find updated vinyl plank flooring and a fresh feel throughout. The kitchen feels bright and open, so whether you're making breakfast or just grabbing a coffee, it's a great place to start your day. The primary bedroom is spacious on the opposite end of the home from the other two bedrooms and has its own private ensuite featuring both a soaker tub and a stand-up shower (because yes, you can have both!) There's also a second full bathroom for the rest of the household or guests. Located just a short walk to Syncrude Athletic Park, it's ideal for anyone who loves being close to sports fields, playgrounds, and wide open spaces. This isn't just a place to live, it's an affordable lifestyle. Whether you're raising a family, downsizing into something easy to manage, or just want to be close to the action and the outdoors, this home is definitely worth a look.

Built in 2000

## Essential Information



MLS® #	A2212225
Price	\$268,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,219
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	488 Harpe Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Jetted Tub, Skylight(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	99
Zoning	RMH-1

### **Listing Details**

Listing Office	People 1st Realty
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