

\$218,900 - 465 Harpe Way, Fort McMurray

MLS® #A2245540

\$218,900

3 Bedroom, 2.00 Bathroom, 1,146 sqft
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Opportunity knocks—answer the door to your next chapter! Nestled on a generous corner lot in the sought-after Timberlea subdivision, this freshly revitalized 3 bedroom, 2 bath home is ready for immediate possession. Whether you're a first-time buyer, a small family, or downsizing, you'll love the blend of modern updates and classic curb appeal.

Key Features & Recent Upgrades

• **Brand-New Luxury Vinyl Plank Flooring (July 2025):** Sleek, durable and easy to maintain—perfect for high-traffic living spaces.

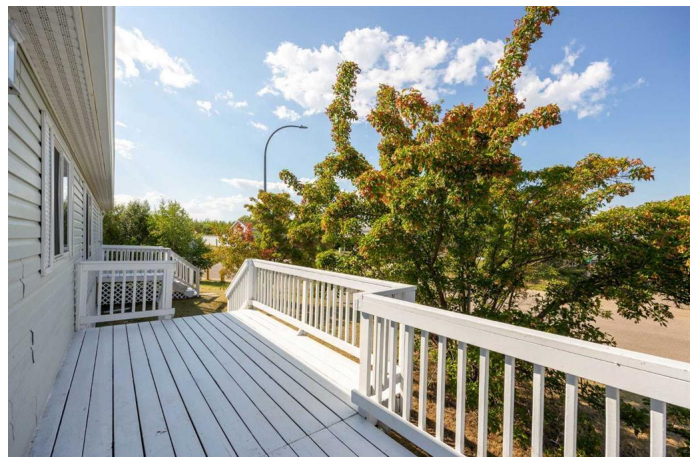
• **Interior Fresh Paint (July 2025):** Neutral palette throughout creates a bright, move-in-ready canvas for your décor.

• **Shingles Replaced (2019):** Peace of mind underfoot and overhead—no roof worries for years to come.

• **Outdoor Shed:** Extra storage for tools, toys, lawn equipment or weekend projects.

Interior Highlights - Step inside to discover a welcoming foyer that flows into a spacious living area, bathed in natural light. The open concept living and dining rooms offer flexible layouts for entertaining or cozy family movie nights. The kitchen features ample cabinet space and a convenient peninsula perfect for quick breakfasts or coffee with friends. Down the hall, three well-proportioned bedrooms share two full bathrooms, ensuring space and privacy for everyone.

Outdoor & Community Appeal. Positioned on a large corner lot, this home boasts generous



lawn space ideal for summer barbecues, gardening, or playtime. Timberlea's tree-lined streets and friendly neighborhood vibe make morning strolls and evening bike rides a delight. With schools, shopping, and dining just minutes away, you'll enjoy both tranquility and convenience. Nestled near the park, schools and all amenities. Sold As-Is, Priced to Sell - Whether you're looking for turnkey perfection or a canvas for your personal touches, this Timberlea gem delivers. Don't let this opportunity pass you by - homes in this price range and condition move fast! Call to view! Condo fee is \$180.00 per month.

Call today to schedule your private showing and make Timberlea home. Your opportunity is here - answer the door!

Built in 2000

Essential Information

MLS® #	A2245540
Price	\$218,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,146
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	465 Harpe Way
---------	---------------

Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K7

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	August 3rd, 2025
Days on Market	50
Zoning	RMH-1

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.