

# \$345,000 - 224 Cree Road, Fort McMurray

MLS® #A2210993

**\$345,000**

3 Bedroom, 2.00 Bathroom, 1,217 sqft  
Residential on 0.19 Acres

Timberlea, Fort McMurray, Alberta

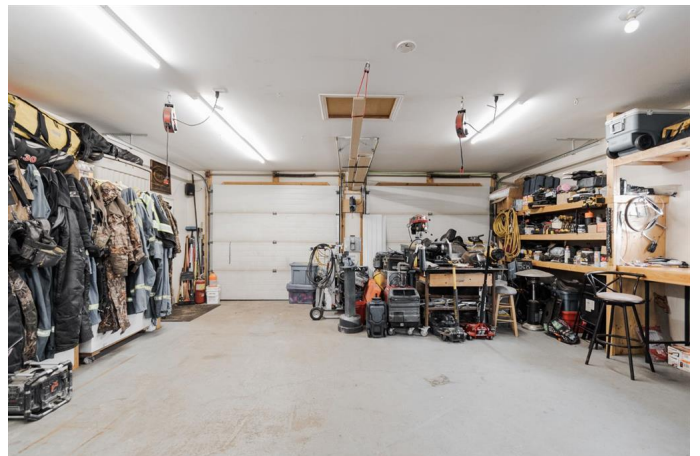
Welcome to 224 Cree Road: This turn-key detached home offers a spacious 24x26 heated garage, an oversized pie-shaped lot, and NO CONDO FEES! Meticulously maintained and recently appraised, this home is ready for its new owners.

The large paved driveway comfortably accommodates four or more vehicles, with plenty of room to park recreational toys or trailers thanks to convenient yard access. The garage is a dream for hobbyists or professionals, featuring in-floor heating, hot and cold water, and an expansive workspace ideal for any project.

Step outside to enjoy the warmer months on the two-tiered deck, complete with a private, enclosed area perfect for a hot tub. The oversized lot offers endless possibilities for outdoor living and storage while providing space to relax and unwind with no neighbours behind you and direct access to many trails while backing onto Tower Road.

Inside, the open-concept living space is both inviting and functional. Luxury vinyl plank flooring and new living room windows enhance the home's fresh appeal, while the warm-toned kitchen cabinets, island, and walk-in pantry provide plenty of room for cooking and entertaining.

The primary bedroom is a private retreat,



offering a walk-in closet, a four-piece ensuite bathroom, and ample space to comfortably fit a king-size bed. At the opposite end of the home, youâ€™ll find two additional bedrooms and another four-piece bathroomâ€”an ideal layout for added privacy and convenience.

Whether youâ€™re looking for a home with space, comfort, or the perfect garage setup, 224 Cree Road is a rare find. Schedule your private tour today!

Built in 1998

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2210993     |
| Price          | \$345,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,217        |
| Acres          | 0.19         |
| Year Built     | 1998         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 224 Cree Road |
| Subdivision | Timberlea     |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 1X8       |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Tandem, |

Garage Faces Side, Side By Side

# of Garages 2

### Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances None

Heating Forced Air

Cooling None

Basement None

### Exterior

Exterior Features Storage

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Greenbelt, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

### Additional Information

Date Listed April 11th, 2025

Days on Market 10

Zoning RMH

### Listing Details

Listing Office The Agency North Central Alberta

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.