

\$314,888 - 133 Balsam Way, Fort McMurray

MLS® #A2195176

\$314,888

3 Bedroom, 2.00 Bathroom, 1,523 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

HUGE CORNER LOT, NO CONDO FEES AND EXCELLENT FLOOR PLAN FOR FAMILIES AND ROOM TO BUILD A GARAGE(pending RMWB approval). This 1520 square foot home is situated on a large fully fenced and landscaped corner lot. This lot also features room for RV Parking and offers a two tiered deck, shed and tons of room for your kids to play. Inside you have a different layout rather the standard cookie cutter feel. You enter into a large foyer which opens up to your living room with gas fireplace. The Master bedroom at the front of the home is HUGE featuring a walk in closet and full 4pc ensuite with soaker tub. If the kitchen is where your family gathers this kitchen is perfect. It offers a large breakfast bar, loads of cabinets, corner pantry and large dining nook. The added bonus is the family room just off the kitchen. Then there are 2 more large bedrooms and 4 pc bathroom. In addition to all those fantastic features you have CENTRAL A/C. This home stands out from the rest, so don't miss this one. Located in Timberlea in walking distance to schools, parks, shopping and more. Call today for your private tour!

Built in 2007

Essential Information

MLS® # A2195176

Price \$314,888



| | |
|----------------|-------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,523 |
| Acres | 0.14 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Double Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 133 Balsam Way |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0G3 |

Amenities

| | |
|----------------|--|
| Amenities | Laundry, RV/Boat Storage |
| Utilities | Garbage Collection, Electricity Available, High Speed Internet Available, Natural Gas Available, Phone Available |
| Parking Spaces | 4 |
| Parking | Driveway, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas, Mantle |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot, Standard Shaped Lot |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Other |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 19th, 2025 |
| Days on Market | 70 |
| Zoning | RMH-1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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