

\$479,900 - 117 Ball Place, Fort McMurray

MLS® #A2202272

\$479,900

4 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 117 Ball Place! Located in Timberlea, this well maintained 4 bedrooms and 3 bathrooms bi-level home with NEWER WINDOWS and SHINGLES (35 years) DONE IN 2012 offers 2,400 sqft of living space, CENTRAL AIR and DOUBLE ATTACHED GARAGE. As you walk in the front door and up to the main floor, you will find a bright living room featuring carpet flooring and a wood burning fireplace with brick mantel for cozy winter nights. Towards the back of the house are the dining room and huge kitchen featuring hardwood floor, plenty of wooden cabinetry, stainless steel appliances and back sliding door with access to the large back deck. Down the hall are 2 good size bedrooms, a 4-piece main bathroom and also the primary bedroom with a 3-piece ensuite. In the basement you will find carpet throughout installed in 2017, a huge family room with a bar and gas fireplace and another bedroom with 3-piece ensuite and walk in closet. The basement also has storage room, laundry, furnace replaced in 2016 and hot water tank that is only a few years old. The backyard is fully fenced and has a shed for extra storage. Just steps away from parks and walking trails, donâ€™t miss this opportunity and book an appointment today!

Built in 1985

Essential Information

MLS® #

A2202272



| | |
|----------------|-------------|
| Price | \$479,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,309 |
| Acres | 0.14 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 117 Ball Place |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2E2 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Lighting, Private Yard |
|-------------------|------------------------|

| | |
|-----------------|---|
| Lot Description | Back Yard, Front Yard, Street Lighting, Yard Lights |
| Roof | Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 51 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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