# **\$269,000 - 153 Balsam Way, Fort McMurray**

MLS® #A2206224

## \$269,000

3 Bedroom, 2.00 Bathroom, 1,144 sqft Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

NO Condo fees. Little bit of elbow grease and this home will be a perfect place to call home. From the drive through super single garage is a great place to store your toys or park your vehicle in the winter. When you walk in there is a large walk in front all closet. Good for storage and your closet space. The kitchen, dining and living is open concept. The cook will appreciate the extra storage in the walk in pantry. Three bedrooms and two bathrooms (including 3 pc ensuite). This is simplicity at it's best. Be sure to check out the 360 tour and detailed floor plans. Offers will be reviewed after April 19th. Sold as is where is.



#### **Essential Information**

MLS® # A2206224 Price \$269,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,144

Acres 0.11

Year Built 2006

Type Residential Sub-Type Detached

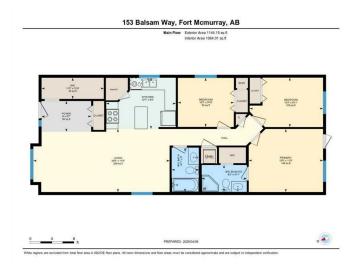
Style Modular Home

Status Active

# **Community Information**







Address 153 Balsam Way

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0H7

#### **Amenities**

Parking Spaces 3

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Kitchen Island, Vinyl Windows, Pantry, Walk-In Closet(s)

Appliances None

Heating Hot Water

Cooling None
Basement None

### **Exterior**

Exterior Features Private Yard

Lot Description Rectangular Lot, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Piling(s)

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 206

Zoning RMH-1

# **Listing Details**

Listing Office RE/MAX Connect

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.