

# \$275,908 - 189 Ash Way, Fort McMurray

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MLS® #A2213438

## \$275,908

5 Bedroom, 2.00 Bathroom, 1,486 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 189 Ash Way! This beautiful single family detached home features a SEPARATE Entrance and comes with a beautiful front veranda porch to hang out! Step Inside and you will discover on the main floor 3 bedrooms, 2 bathrooms, with the Primary bedroom having its own 5 pc ensuite bath and walk in closet. The basement, is framed up for 2 bedrooms, huge family room, and where you can put your creative touches, offering potential expansion for future living space or rental opportunity (subject to city approval). The OPEN Concept floor plan is great for entertaining family and friends. Put your imagination to work here and reap the rewards! All this and NO CONDO FEES! A Great location Close to schools, shopping, bus route and offered at a reasonable price, this home ticks lots of buttons for the savvy buyer! CALL NOW TO BOOK YOUR PERSONAL TOUR! Property is sold as is where is without any seller's warranties or representations. Schedule A must accompany all offers.



Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2213438  |
| Price      | \$275,908 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |              |
|----------------|--------------|
| Square Footage | 1,486        |
| Acres          | 0.10         |
| Year Built     | 2007         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 189 Ash Way   |
| Subdivision | Timberlea     |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K0E2        |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | See Remarks                        |
| Appliances        | See Remarks                        |
| Heating           | Natural Gas, Floor Furnace         |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Full, Partially Finished, Exterior |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Front Yard      |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 77               |
| Zoning         | RMH-1            |



**Listing Details**

Listing Office                RE/MAX Connect

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