

\$720,000 - 272 Ball Place, Fort McMurray

MLS® #A2244364

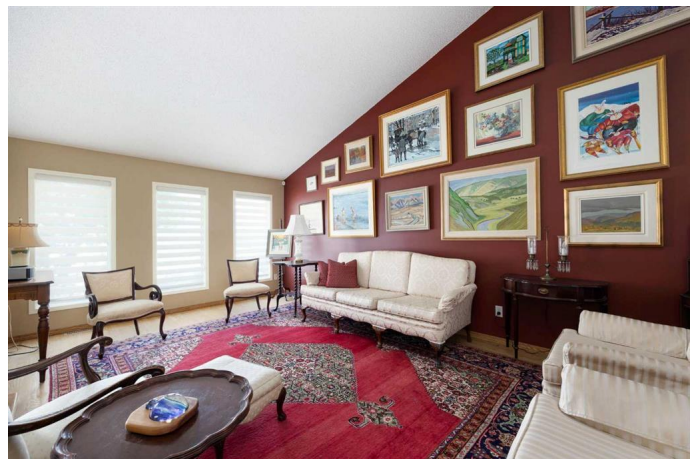
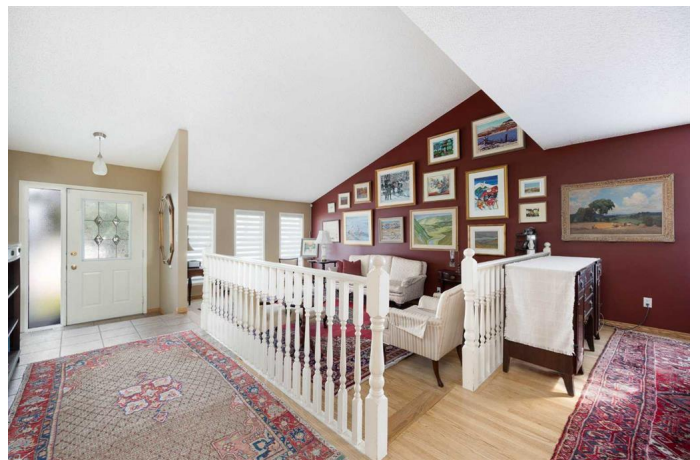
\$720,000

5 Bedroom, 4.00 Bathroom, 2,615 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

If you're looking for space, comfort, and an unbeatable location—look no further. This beautifully maintained 5-bedroom home sits on a quiet street in the desirable B's of Timberlea. Upstairs, you'll find FOUR generous bedrooms and two fully renovated bathrooms. The main floor boasts a bright living room with high ceilings, formal dining area and a large family room with a cozy wood-burning fireplace. The kitchen is perfect for the home chef, featuring ample counter and cupboard space. A laundry area and convenient half bath complete this level. The fully developed basement features a soundproof media room, a spacious games room, an additional bedroom, a 3-piece bathroom, and a massive storage room—because you can never have too much space! Step outside from the kitchen/family room into a stunning covered sunroom—complete with blinds for privacy and comfort. The large, fenced backyard is perfect for summer barbecues, gardening, or simply relaxing outdoors. Not only is the home move-in ready, but it also comes with major upgrades, including a high-efficiency furnace and a hot water tank—all replaced in 2017. Plus a durable Euroshield rubber roof - you'll never have to worry about replacing shingles again. There is a transferrable life time warranty on the Euroshield rubber roof for peace of mind. Ideally located across from a park and playground, with schools, shopping, and the Birchwood Trails just steps away. Don't miss your chance to own this incredible



family home. Call today to book your private showing!

Built in 1986

Essential Information

MLS® #	A2244364
Price	\$720,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,615
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	272 Ball Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2A2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Concrete Driveway, Garage Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	Granite Counters, Walk-In Closet(s), High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, High Efficiency

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Few Trees, Landscaped, Rectangular Lot, Garden, Interior Lot
Roof	Rubber
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	50
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.