

\$212,500 - 213 Ash Way, Fort McMurray

MLS® #A2270324

\$212,500

3 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

213 Ash Way - An outstanding opportunity with this raised bungalow that is located in Timberlea subdivision, within walking distance to playgrounds, walking paths, and within the bus routes, This Home rests on a concrete foundation and offers a massive covered front porch spanning the entire length of the front of your home. You are equipped with a double asphalt driveway in the front of your home and direct access to your backyard with the rear alleyway. Inside you will find an open concept floor plan. The living room features a built-in gas fireplace. The oversized windows flood the living room with natural lighting, offering you a comfortable ambiance. The existing open-concept layout and partial interior removal provide a head start for redevelopment. A perfect blank canvas for renovation or redevelopment. Bring your design ideas and transform this property into a beautiful, modern living space. Call today for your private viewing !!!



Built in 2008

Essential Information

MLS® #	A2270324
Price	\$212,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,434

Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	213 Ash Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0G2

Amenities

Parking Spaces	2
Parking	Parking Pad, Asphalt

Interior

Interior Features	High Ceilings, Open Floorplan, See Remarks
Appliances	None
Heating	Natural Gas, None
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks, Circulating
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
-------------	---------------------

Zoning

RMH-1

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.