

# \$289,900 - 153 Balsam Way, Fort McMurray

MLS® #A2206224

## \$289,900

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.

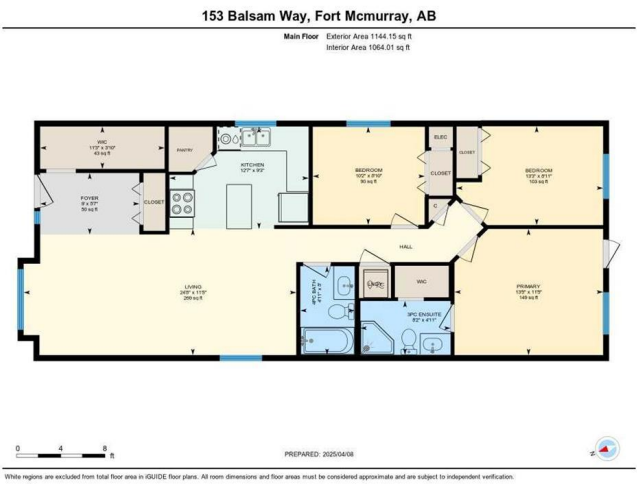
Built in 2006



## Essential Information

MLS® #	A2206224
Price	\$289,900
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	Vinyl Windows, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	None
Heating	Hot Water
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	134
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.