

\$325,000 - 109 Balsam Way, Fort McMurray

MLS® #A2237858

\$325,000

3 Bedroom, 2.00 Bathroom, 1,524 sqft
Residential on 0.10 Acres

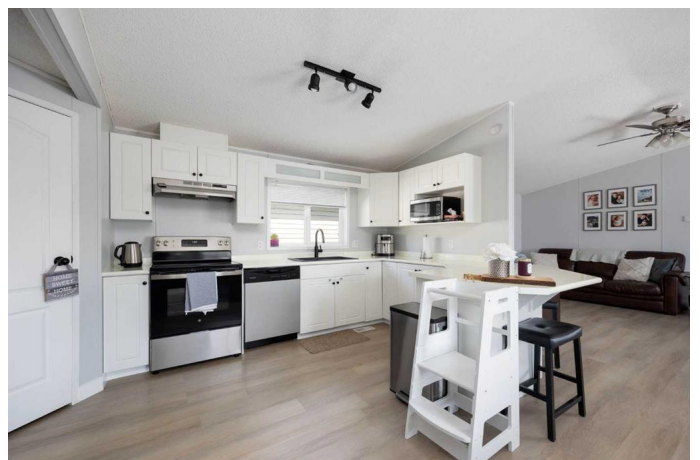
Timberlea, Fort McMurray, Alberta

Welcome to 109 Balsam Way – a beautifully updated 2007 manufactured home in Timberlea that perfectly blends style, function, and incredible added value with a detached garage.

Step inside and you™ll instantly appreciate the fresh feel of this home. The bright white kitchen is accented by trendy black hardware, epoxy-finished countertops, and a brand new stove and oven (2025), making it a delightful space to cook and gather. The open-concept living area features updated flooring (2024) and a charming shiplap feature wall that adds character and warmth. Stay cool all summer with central AC (2018) and enjoy the peace of mind that comes with a brand new hot water tank (May 2025) and newer washer and dryer (2022).

This home offers three bedrooms and two full bathrooms, including a spacious primary retreat complete with a walk-in closet and a luxurious 4-piece ensuite featuring a corner soaker tub and separate shower. The main bathroom, shared by the two secondary bedrooms, boasts an updated vanity, while the larger secondary bedroom offers its own walk-in closet. Neutral paint tones carry throughout, creating a modern and cohesive backdrop ready for your personal touch.

Outside, the fenced yard is designed for both relaxation and practicality. A multi-tiered deck



is perfect for summer barbecues, and a double swing gate allows easy access to the 10'6" x 18'6" detached garage. This garage is a perfect space for storing toys, hanging out, or having fun with hobbies – heated with an overhead heater (2024), wired for 220, concrete floor with rough-in for infloor heating, and complete with a handy storage loft.

With thoughtful updates inside and a functional garage outside, this property is a fantastic find for anyone seeking quality, functionality, and style in Timberlea. Come see it for yourself – this one is ready to welcome you home!

Built in 2007

Essential Information

MLS® #	A2237858
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,524
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	109 Balsam Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G2

Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Chandelier, Open Floorplan, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	July 7th, 2025
Days on Market	96
Zoning	RMH-1

Listing Details

Listing Office	EXP REALTY
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