

\$534,900 - 289 Ball Place, Fort McMurray

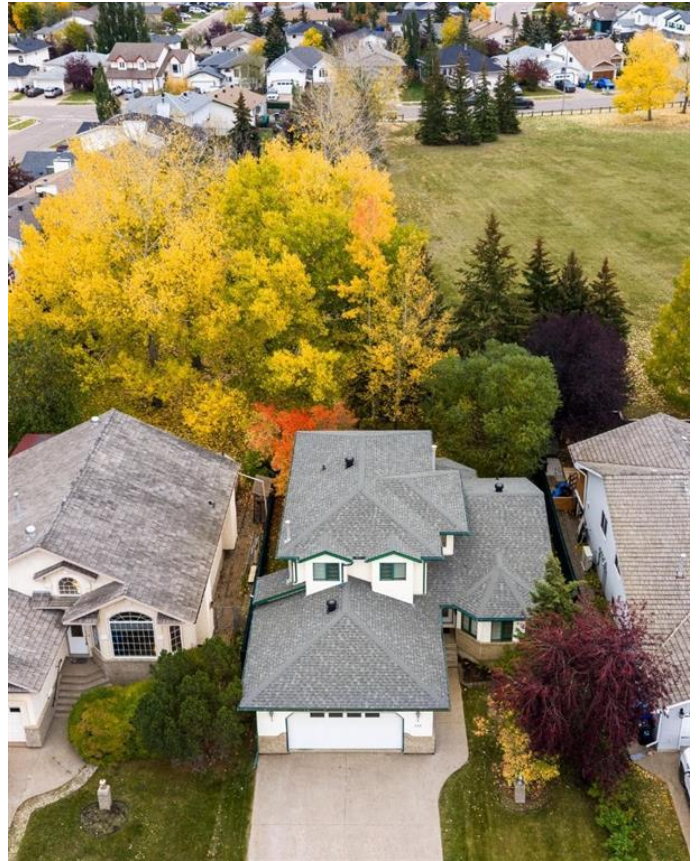
MLS® #A2255310

\$534,900

4 Bedroom, 3.00 Bathroom, 2,216 sqft
Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 289 Ball Place – A Rare Gem in the Heart of the “œB”™! Tucked away on a quiet, sought-after street, this meticulously maintained storey-and-a-half home has been lovingly cared for by the original owner for over 28 years. The front foyer of the home features sightline of the staircase & soaring vaulted ceilings + immaculately kept hardwood floors. The front formal living and dining room offer an elegant welcome. Toward the rear of the home, you have a cozy family room and sunlit dining nook provide the perfect space for relaxed living. The kitchen is ideally positioned at the back of the home, overlooking the private, fully fenced yard that backs onto peaceful greenspace”complete with granite countertop, a corner pantry, and ample prep space. A versatile main floor den/office/ 4th bedroom. Convenient laundry area, and a half bath complete the main level, along with direct access to your heated attached 25x24 garage. Upstairs, you”™ll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and 5-piece ensuite with dual sinks, a jetted tub, and a beautifully renovated stand-up shower. The basement offers a finished den/office space + a bathroom space has been prepped just awaits your finishing touches. The remaining basement space can be created into additional living space, a home gym, or media room, the options are endless. This home truly has it all”location, layout, and long-term care.



Recently upgrades to note are the shingles, 1 furnace & 1 A/C unit all replaced within the last 5 years. Don't miss your opportunity to make this property yours. Call today to schedule your private showing!

Built in 1996

Essential Information

MLS® #	A2255310
Price	\$534,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,216
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	289 Ball Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2A5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Pantry, Walk-In Closet(s), Jetted Tub
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Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Partial, Partially Finished



Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
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