



THE
A-TEAM

**RE/MAX
FIRST**

269 BALL Place, Fort McMurray T9K 2A3

MLS® #: **A2120929**

Area: **Timberlea**

Listing Date: **04/08/24**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1988**
Lot Information
Lot Sz Ar: **6,167 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,356**
Low Sqft:
Ttl Sqft: **2,356**

DOM

26

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,See Remarks

Park Feat:

220 Volt Wiring,Additional Parking,Double Garage Attached,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction:
Mixed
Flooring:
Carpet,Ceramic Tile,Hardwood,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	Eat in Kitchen	Main	16`1" x 11`5"
Dining Room	Main	13`6" x 9`0"	Foyer	Main	12`3" x 11`0"
Kitchen	Main	12`10" x 14`2"	Laundry	Main	5`0" x 9`6"
Living Room	Main	11`11" x 16`4"	4pc Bathroom	Second	0`0" x 0`0"
5pc Bathroom	Second	0`0" x 0`0"	Bedroom	Second	9`6" x 13`9"
Bedroom	Second	10`0" x 13`9"	Office	Second	11`1" x 11`5"
3pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	11`6" x 10`10"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**11`11" x 12`9"
28`7" x 25`1"**

**Storage
Bedroom - Primary**
Legal/Tax/Financial

**Basement
Second**

**15`1" x 11`9"
24`3" x 13`8"**

Title:
Fee Simple
Legal Desc:

8822416

Zoning:
R1

Remarks

Pub Rmks:

Welcome to this beautifully & tastefully updated 1.5 storey home with +3,600 SQFT of TOTAL living space. This home offers FOUR bedrooms, 3.5 bathrooms, attached heated garage, oversized driveway, and a large lot backing onto a great park in the B Streets; quintessential Fort McMurray living! As you enter this home you are welcomed by a spacious foyer & the bright, wam finishes are immediately evident. Moving down the hall you will find half bathroom, great storage, garage access and main floor laundry. This expansive main floor offers formal dining space, rear deck access & TWO spacious living areas; with a wood burning fireplace in the living room.The updated kitchen offers plenty of smart cabinet space, double wall ovens, granite countertops, stainless appliances, GAS RANGE, built in wine fridge & a dining nook! Heading upstairs you will find an open den/office area overlooking the foyer, a 4pc full bathroom, 2 generous bedroom and the spacious primary. This primary bedroom/sanctuary has a walk-in closet, five piece ensuite with double vanity & jetted tub & second oversized closet. The lower level of this home is bright & fresh, offering a rec room, bedroom & full bathroom. Also downstairs is the oversized utility room with a ton of space for storage and a separate second storage room. The backyard offers a great space to entertain with a large deck and access to an amazing playground. This incredible family home has plenty to offer the growing family, be sure to book your private tour today.

Inclusions:

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener with Remote, Garage Shelving, Basement Shelving, Water Softener, Central Vac with Attachments, Shed, Play Structure
EXP REALTY

Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













