



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**293 BALL Place, Fort McMurray T9K 2A6**

MLS®#: **A2147904**

Area: **Timberlea**

Listing Date: **07/10/24**

List Price: **\$624,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1996**  
Lot Information  
Lot Sz Ar: **6,617 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,586**  
Low Sqft:  
Ttl Sqft: **1,586**

DOM

**68**  
Layout  
Beds: **5 (2 3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street**

Utilities and Features

Roof: **Cedar Shake**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Stucco**  
Flooring: **Ceramic Tile,Hardwood,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	12`1" x 8`7"
Bedroom	Main	13`3" x 12`1"
Kitchen	Main	20`4" x 14`0"
Living Room	Main	18`5" x 17`8"
4pc Bathroom	Main	8`10" x 7`7"
Bedroom	Basement	17`1" x 14`0"
Game Room	Basement	42`0" x 20`5"

Room	Level	Dimensions
5pc Ensuite bath	Main	15`4" x 8`11"
Dining Room	Main	16`5" x 12`7"
Laundry	Main	8`8" x 6`11"
Bedroom - Primary	Main	17`5" x 14`10"
Bedroom	Basement	12`11" x 10`7"
Bedroom	Basement	15`2" x 10`11"
Furnace/Utility Room	Basement	15`2" x 11`10"

