

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



neral Informatior				DOM	
р Туре:	Residential			68	
о Туре:	Detached			<u>Layout</u>	
y/Town:	Fort McMurray	Finished Floor Area		Beds:	5 (23)
ar Built:	1996	Abv Sqft:	1,586	Baths:	3.0 (3 0)
<u>Information</u>		Low Sqft:		Style:	Bungalow
Sz Ar:	6,617 sqft	Ttl Sqft:	1,586		
Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
cess:					
Feat:	Back Yard.Backs o	on to Park/Green Spac	e.Landscaped		

Back Yard, Backs on to Park/Green Space, Landscaped

Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street

Roof: Heating:	Cedar Shake Eiroplace(s) Eerood Air Natural Cas		Construction:	Stucco Flooring: Ceramic Tile,Hardwood,Laminate,Linoleum Water Source: Fnd/Bsmt:						
5	Fireplace(s),Forced Air,Natural Gas									
Sewer: Ext Feat:	Other		5							
EXL Feal:	Other									
	Poured Concrete									
Kitchen Appl:	-	asher,Electric Cooktop,Microwave,R								
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	<u>Room</u>	Level	Dimensions					
4pc Bathroom	Main	12`1" x 8`7"	5pc Ensuite bath	Main	15`4" x 8`11"					
Bedroom	Main	13`3" x 12`1"	Dining Room	Main	16`5" x 12`7"					
Kitchen	Main	20`4" x 14`0"	Laundry	Main	8`8" x 6`11"					
Living Room	Main	18`5" x 17`8"	Bedroom - Primary	Main	17`5" x 14`10"					
4pc Bathroom	Main	8`10" x 7`7"	Bedroom	Basement	12`11" x 10`7"					
Bedroom	Basement	17`1" x 14`0"	Bedroom	Basement	15`2" x 10`11"					
Game Room	Basement	42`0" x 20`5"	Furnace/Utility Room	Basement	15`2" x 11`10"					
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Utilities and Features

Legal/Tax/Financial						
Title:	Zoning:					
Fee Simple	R1					
Legal Desc:	8822416 Remarks					
Pub Rmks:	Welcome to this stunning executive-style bungalow, ideally located in the desirable B's in the vibrant community of Fort McMurray. This property is on a generous lot that backs onto a park and lush green space. The heart of this home is its spacious open-concept layout, with large windows that flood the space with natural light and provide a picturesque view of the beautifully landscaped backyard. A highlight of this home is the massive 40' x 20' recreation room. This versatile space is ideal for many uses, whether a home theatre, gym, or a play area for kids. It boasts five bedrooms and three full bathrooms, offering ample space for the family and ensuring comfort and convenience. Two gas fireplaces add a touch of warmth and sophistication to the living spaces, making them perfect for cozy evenings. Throughout the home, you will find exquisite built-in features that showcase the superior craftsmanship and attention to detail that went into creating this magnificent residence. Situated just minutes from schools, parks, playgrounds, and the renowned Birchwood Trails, this home offers the perfect balance of peaceful living and convenient access to local amenities. Offering luxury and comfort, 293 Ball Place is the perfect setting for creating lasting memories with family and					
Inclusions: Property Listed By:	friends. Take advantage of the opportunity to own this exceptional piece of Fort McMurray real estate. Fridge, electric cooktop, built-in oven, dishwasher, microwave, washer and dryer, central vac & attachments, garage door opener RE/MAX FORT MCMURRAY					

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