



THE
A-TEAM

**RE/MAX
FIRST**

369 ASH Way, Fort McMurray T9K 0H7

MLS® #: **A2153211**

Area: **Timberlea**

Listing Date: **07/27/24**

List Price: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,317 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,520**
Low Sqft:
Ttl Sqft: **1,520**

DOM

177
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Mixed,Vinyl Siding**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Chandelier,Laminate Counters,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	17`0" x 12`7"	4pc Ensuite bath	Main	17`0" x 5`7"
Kitchen With Eating Area	Main	15`11" x 18`9"	Living Room	Main	14`1" x 18`9"
Bedroom	Main	9`1" x 10`9"	4pc Bathroom	Main	7`11" x 5`0"
Bedroom	Main	10`6" x 13`4"	Laundry	Main	5`8" x 7`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

RMH-1

0720042

Remarks

Pub Rmks:

Check out this DEAL!!!! How about a FULLY FURNISHED 3 bedroom, 2 bath Double Wide located in a desired Timberlea neighbourhood with NO CONDO FEES! Take a peek inside 369 ASH WAY and you will see that these folks have taken care of the home keeping it clean and maintained over the years. You will find updates over the last 5 years that include interior paint, some flooring, hot water tank, washer, dryer, and fridge. This home has central A/C and a gas fireplace too. There is ample storage in the 10 x 14 shed and a newly painted deck to unwind on. If you're a green thumb, you'll notice custom planter boxes on the interior fence of the far side of yard. The driveway can fit 2-3 vehicles with ease. Moving inside the home the MASSIVE primary is located at the far end which includes a good sized walk-in closet, and an amazing ensuite bath boasting its own corner tub, stand alone shower and long vanity. Down the hall past the laundry room you'll be pleased with the large open concept kitchen/dining beaming with natural lighting from the well appointed skylight. You can eat right up in this kitchen. Entertaining here would be a delight with loads of cabinets, countertops and walk-in pantry. The living room is huge and can easily be arranged as two seating areas alongside the fireplace and the large bay windows. Past the living room a nice sized entry, and walk-in closet is found adjacent to the good sized 2nd bedroom and 4 piece bath. You'll find a fair sized 3rd bedroom with a walk-in closet at the front of the home! This home has tons of storage and can comfortably fit a family of 4 or 5. This Timberlea location is close to schools, shopping, bus routes and so much more! Reach out today for your personal viewing!

Inclusions:

Property Listed By:

**Furniture negotiable
PEOPLE 1st REALTY**

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









