



THE
A-TEAM

**RE/MAX
FIRST**

105 BALL Place, Fort McMurray T9K 2E2

MLS®#: **A2158880**

Area: **Timberlea**

Listing Date: **09/05/24**

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$25k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1986**
Lot Information
Lot Sz Ar: **5,867 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,343**
Low Sqft:
Ttl Sqft: **1,343**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn**
Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

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

Construction: **Concrete**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 6`4"
Bedroom	Main	9`0" x 11`0"
Dining Room	Main	11`3" x 10`9"
Living Room	Main	13`9" x 18`2"
3pc Ensuite bath	Basement	9`0" x 5`4"
Laundry	Basement	13`9" x 11`0"
Other	Basement	17`3" x 13`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`0" x 7`6"
Bedroom	Main	9`2" x 10`9"
Kitchen	Main	11`0" x 12`7"
Bedroom - Primary	Main	13`0" x 14`4"
Bedroom	Basement	8`4" x 15`0"
Game Room	Basement	15`0" x 28`0"
Furnace/Utility Room	Basement	5`0" x 6`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8521147

Remarks

Pub Rmks: **Welcome to 105 Ball Place, where comfort meets charm in this spacious bilevel home, perfectly nestled in the popular 'B's' of Timberlea just steps away from a beautiful park and within walking distance to not one, but two elementary schools—making this the ideal location for families! Step inside to the inviting main floor, where a front living room awaits with vaulted ceilings and a cozy wood fireplace—perfect for those chilly evenings. The heart of this home, the kitchen, features stylish grey cabinets and unique wood ceiling details, exuding character. The adjoining dining area offers seamless access to a 2-tiered back deck and yard. Down the hallway, you'll find a 4 PC main bathroom and three generous bedrooms, including the primary bedroom with its own 4PC ensuite bathroom. The fully finished basement is a great family zone, complete with a spacious family room featuring a second fireplace, a fourth bedroom for guests or teens, a 3-piece bathroom, and an expansive storage room to keep everything organized. Outside, has a fenced backyard, boasting a fantastic 2-tiered deck for summer barbecues, a cozy fire pit area for evening gatherings, and a handy shed for all your outdoor essentials. SOLD AS IS WHERE IS!105 Ball Place is more than just an address—it's the start of your next adventure!**

Inclusions: **SOLD AS IS WHERE IS**
Property Listed By: **RE/MAX FORT MCMURRAY**

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









105 Ball Pl, Fort McMurray, AB

Main Floor Exterior Area 1343.03 sq ft

Interior Area 1081.26 sq ft

Excluded Area 493.71 sq ft



PREPARED: 20220925



White regions are excluded from total floor area in iGUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

105 Ball Pl, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1191.03 sq ft

Interior Area 1100.56 sq ft

Excluded Area 155.57 sq ft



PREPARED: 20220925



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