



THE
A-TEAM

**RE/MAX
FIRST**

268 BALL Place, Fort McMurray T9K 2A2

MLS® #: **A2169656** Area: **Timberlea** Listing Date: **09/28/24** List Price: **\$564,900**
 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: **6,310 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,115**
 Low Sqft:
 Ttl Sqft: **2,115**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Few Trees,Front Yard,Garden,Landscaped,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Electric,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Electric Stove,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`10" x 6`7"	Dining Room	Main	10`5" x 10`5"
Family Room	Main	15`9" x 11`11"	Foyer	Main	9`8" x 8`7"
Kitchen	Main	14`0" x 11`11"	Living Room	Main	12`1" x 16`8"
Office	Main	13`1" x 15`7"	4pc Bathroom	Second	5`0" x 10`8"
5pc Ensuite bath	Second	12`7" x 11`9"	Bedroom	Second	11`9" x 11`3"
Bedroom	Second	12`0" x 13`2"	Bedroom - Primary	Second	12`1" x 20`0"
Storage	Basement	33`2" x 31`10"			

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **8521147**

Remarks

Pub Rmks: **Beautiful Curb Appeal! Landscaped yard! Great Value. Welcome to 268 Ball Place. This 2115 sq ft, 3 bed, 2 & 1/2 bath, 2 Storey home is sitting on a beautifully landscaped 6310 Sq ft lot in the established neighbourhood of Timberlea. This home has been recently upgraded with new VINYL windows within the last 10 years and a NEW FURNACE, flooring, A/C, WATER SOFTENER and PAINT within the last 2 years. There is a NEW Garage DOOR and three renovated bathrooms! Enjoy a spacious and open entryway with laminate flooring & tall ceilings. The main level of this well maintained home features new laminate floors throughout, an office/den and a formal dining room. The functional white kitchen has a glass tile backsplash, wall oven, gas cooktop with range hood, black hardware, centre island, Eat up breakfast bar and stainless steel appliances. Sitting off the kitchen is a beautiful, well lit dining area that has convenient back door access to the backyard. There are several large windows that allow plenty of natural light providing a bright and vibrant feel to the main floor living area. The bright and spacious sunken living room sits adjacent to the kitchen and is complete with several large windows and a gas fireplace with stone surround! The second storey of this stunning property features 3 spacious bedrooms and 2 fully renovated bathrooms. The PRIMARY bedroom has a spacious walk in closet and a large 5 piece ensuite bath with dual sinks, quartz countertops, heated tile floors, soaker tub and stand up glass shower with tile surround.! The basement is undeveloped and makes for a great spot for extra storage or the potential to add additional bedrooms and bathroom. The backyard has been fully landscaped and provides a perfect place to enjoy your fresh cup of coffee! If that is not enough, this home is complete with A/C and a double attached garage. Call now to schedule your private viewing on this beautiful family home!**

Inclusions: **refrigerator, stove, dishwasher, washer, dryer, microwave, A/C**
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

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











