



THE
A-TEAM

**RE/MAX
FIRST**

229 BALL Place, Fort McMurray t9k2a1

MLS®#: **A2188381** Area: **Timberlea** Listing Date: **01/17/25** List Price: **\$409,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1986**
Lot Information
 Lot Sz Ar: **9,581 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,091**
 Low Sqft:
 Ttl Sqft: **2,091**

DOM

3
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Garburator,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Central Vacuum,Kitchen Island,Laminate Counters,Tankless Hot Water,Wood Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`0" x 11`2"	Kitchen	Main	13`0" x 14`11"
Living Room	Main	15`1" x 17`9"	3pc Bathroom	Second	5`5" x 7`8"
4pc Bathroom	Second	10`2" x 7`8"	Bedroom	Second	11`3" x 9`4"
Bedroom	Second	11`3" x 8`10"	Bedroom - Primary	Second	16`0" x 12`9"
3pc Bathroom	Lower	8`0" x 5`11"	Bedroom	Lower	12`1" x 10`9"
Family Room	Lower	16`10" x 20`9"	Bedroom	Basement	13`0" x 15`1"
Laundry	Basement	9`6" x 7`6"	Game Room	Basement	15`9" x 24`1"

Furnace/Utility Room

Basement

28`11" x 22`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8521147

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 229 Ball Place, a fantastic corner lot property in the heart of Timberlea! Boasting an impressive 9,500 sqft lot, this home offers ample space for all your needs, including enough storage area for your RV. Inside, you'll find a well-designed layout featuring beautiful hardwood floors throughout the main living spaces. The kitchen is equipped with classic oak cabinets, an island, and a separate dining area—perfect for family gatherings. The massive master bedroom includes a private ensuite, while the bright living room showcases a sunny bay window. Cozy up in the family room with its charming stone wood burning fireplace, and enjoy the added versatility of the bonus room for work or play. Step outside to the fully fenced yard, offering both privacy and a wonderful outdoor space to enjoy. The property has been updated with a newer roof, newer hot water on demand, two newer furnaces, and air conditioning to keep you comfortable year-round. This home is being sold as-is, where-is, making it a great opportunity for those looking to add their personal touch. Located in the desirable Timberlea Bz area, this property offers the perfect combination of space, convenience, and potential. Don't miss your chance to own this incredible property—schedule your viewing today!

Inclusions:

Property Listed By:

N/A

EXP REALTY

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







