



THE
A-TEAM

**RE/MAX
FIRST**

133 BALSAM Way, Fort McMurray T9K 0G3

MLS® #: **A2195176** Area: **Timberlea** Listing Date: **02/19/25** List Price: **\$314,888**
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 31-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **6,068 sqft**
 Lot Shape: **3034.00X3034.00**

Finished Floor Area
 Abv Sqft: **1,523**
 Low Sqft:
 Ttl Sqft: **1,523**

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Mobile Home-Double Wide**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped,Pie Shaped Lot,Standard Shaped Lot**
 Park Feat: **Driveway,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Linoleum**
 Water Source: **Public**
 Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s)**
 Int Feat: **Breakfast Bar,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities: **Electricity Available,Natural Gas Available,Garbage Collection,High Speed Internet Available,Phone Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main		Bedroom - Primary	Main	13`1" x 14`3"
4pc Ensuite bath	Main		Bedroom	Main	9`6" x 11`2"
Bedroom	Main	11`9" x 10`1"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0720042

RMH-1

Remarks

Pub Rmks:

HUGE CORNER LOT, NO CONDO FEES AND EXCELLENT FLOOR PLAN FOR FAMILIES AND ROOM TO BUILD A GARAGE(pending RMWB approval). This 1520 square foot home is situated on a large fully fenced and landscaped corner lot. This lot also features room for RV Parking and offers a two tiered deck, shed and tons of room for your kids to play. Inside you have a different layout rather the standard cookie cutter feel. You enter into a large foyer which opens up to your living room with gas fireplace. The Master bedroom at the front of the home is HUGE featuring a walk in closet and full 4pc ensuite with soaker tub. If the kitchen is where your family gathers this kitchen is perfect. It offers a large breakfast bar, loads of cabinets, corner pantry and large dining nook. The added bonus is the family room just off the kitchen. Then there are 2 more large bedrooms and 4 pc bathroom. In addition to all those fantastic features you have CENTRAL A/C. This home stands out from the rest, so don't miss this one. Located in Timberlea in walking distance to schools, parks, shopping and more. Call today for your private tour!

Inclusions:

Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, shed, window coverings
COLDWELL BANKER UNITED**

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





