



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 BALL Place, Fort McMurray T9K 2E2**

MLS® #: **A2202272**

Area: **Timberlea**

Listing Date: **03/14/25**

List Price: **\$474,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1985**

Lot Information

Lot Sz Ar:

**5,885 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,309**

Low Sqft:

Ttl Sqft:

**1,309**

DOM

**78**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Street Lighting,Yard Lights**

**Double Garage Attached,Off Street**

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air**

Sewer: **Lighting,Private Yard**  
Ext Feat:

Construction: **Brick,Vinyl Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **See Remarks**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|-------------|--------------|-------------------|
|-------------|--------------|-------------------|-------------|--------------|-------------------|

Legal/Tax/Financial

|                            |                   |
|----------------------------|-------------------|
| Title: <b>Fee Simple</b>   | Zoning: <b>R1</b> |
| Legal Desc: <b>8521147</b> |                   |

Remarks

Pub Rmks: **Welcome to 117 Ball Place! Located in Timberlea, this well maintained 4 bedrooms and 3 bathrooms bi-level home with NEWER WINDOWS and SHINGLES (35 years)**

**DONE IN 2012 offers 2,400 sqft of living space, CENTRAL AIR and DOUBLE ATTACHED GARAGE. As you walk in the front door and up to the main floor, you will find a bright living room featuring carpet flooring and a wood burning fireplace with brick mantel for cozy winter nights. Towards the back of the house are the dining room and huge kitchen featuring hardwood floor, plenty of wooden cabinetry, stainless steel appliances and back sliding door with access to the large back deck. Down the hall are 2 good size bedrooms, a 4-piece main bathroom and also the primary bedroom with a 3-piece ensuite. In the basement you will find carpet throughout installed in 2017, a huge family room with a bar and gas fireplace and another bedroom with 3-piece ensuite and walk in closet. The basement also has storage room, laundry, furnace replaced in 2016 and hot water tank that is only a few years old. The backyard is fully fenced and has a shed for extra storage. Just steps away from parks and walking trails, don't miss this opportunity and book an appointment today!**

Inclusions:  
Property Listed By: KIC Realty

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















