

153 BALSAM Way, Fort McMurray T9K 0H7

A2206224 Listing 04/09/25 List Price: **\$325,000** MLS®#: Area: Timberlea

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached

Year Built: 2006

Lot Information Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat:

City/Town: Fort McMurray

4,612 sqft

Ttl Sqft:

Low Sqft: 1.144

Abv Saft:

Finished Floor Area

1,144

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

3

1

2.0 (2 0)

Modular Home

10

Landscaped, Rectangular Lot

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Ext Feat: **Private Yard** Construction:

Vinyl Siding, Wood Frame

Flooring: Carpet, Vinyl Water Source:

Fnd/Bsmt: Piling(s)

Kitchen Appl: None

Int Feat: Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room Level Dimensions Room Level **Dimensions**

3pc Ensuite bath Main **4pc Bathroom** Main **Bedroom** Main 8`11" x 13`3" **Bedroom** Main 8`10" x 10`2" 5`7" x 9`0" 9`3" x 12`7" Foyer Main Kitchen Main **Living Room** Main 11`5" x 24`8" **Bedroom - Primary** 11`5" x 13`5" Main Walk-In Closet Main 3`10" x 11`3"

Legal/Tax/Financial

Title: Zoning: Fee Simple RMH-1

Legal Desc: **0720042**

Remarks

Pub Rmks: NO Condo fees. Little bit of elbow grease and this home will be a perfect place to call home. From the drive through super single garage is a great place to store your toys or park your vehicle in the winter. When you walk in there is a large walk in front all closet. Good for storage and your closet space. The kitchen, dining

and living is open concept. The cook will appreciate the extra storage in the walk in pantry. Three bedrooms and two bathrooms (including 3 pc ensuite). This is

simplicity at it's best. Be sure to check out the 360 tour and detailed floor plans. Offers will be reviewed after April 19th. Sold as is where is.

Inclusions: n/a

Property Listed By: **RE/MAX Connect**

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





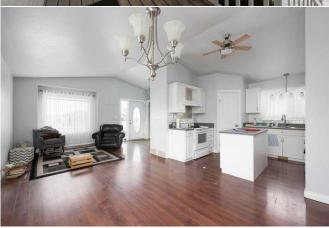




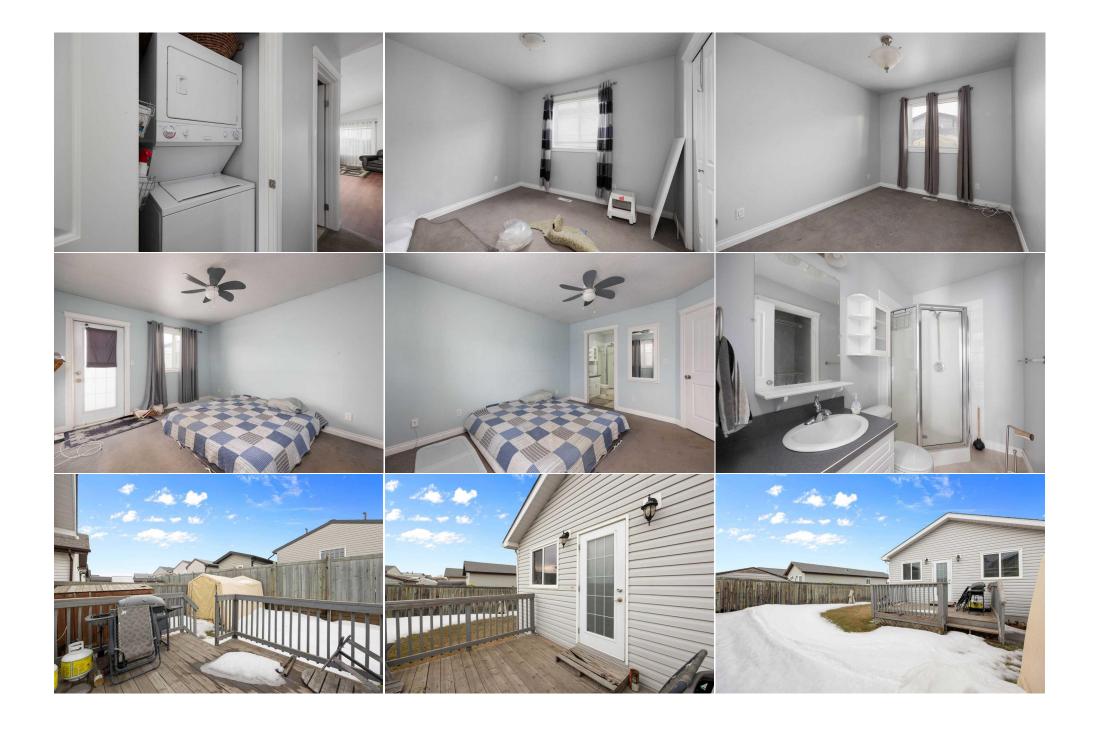














153 Balsam Way, Fort Mcmurray, AB Detached Garage Excluded Area 297.50 sq ft

