



THE
A-TEAM

**RE/MAX
FIRST**

153 BALSAM Way, Fort McMurray T9K 0H7

MLS® #: **A2206224**

Area: **Timberlea**

Listing Date: **04/09/25**

List Price: **\$325,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Abv Sqft:

1,144

Low Sqft:

Ttl Sqft:

1,144

Lot Sz Ar:

4,612 sqft

Lot Shape:

DOM

10

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

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
3pc Ensuite bath	Main	
Bedroom	Main	8`11" x 13`3"
Foyer	Main	5`7" x 9`0"
Living Room	Main	11`5" x 24`8"
Walk-In Closet	Main	3`10" x 11`3"

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	8`10" x 10`2"
Kitchen	Main	9`3" x 12`7"
Bedroom - Primary	Main	11`5" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0720042

Zoning:
RMH-1

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:
Property Listed By:

n/a
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

Main Floor Exterior Area 1164.15 sq ft
Interior Area 1984.01 sq ft



0 4 8

PREPARED: 20250409

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







