



THE
A-TEAM

**RE/MAX
FIRST**

189 ASH Way, Fort McMurray T9K0E2

MLS® #: **A2213438**

Area: **Timberlea**

Listing Date: **04/18/25**

List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,505 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,486**
Low Sqft:
Ttl Sqft: **1,486**

DOM

22
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Front Yard**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **See Remarks**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	14`4" x 10`6"
Bedroom - Primary	Main	12`9" x 12`4"
Bedroom	Basement	12`11" x 9`3"
Eat in Kitchen	Main	12`9" x 10`9"
Other	Basement	9`10" x 8`2"
Other	Basement	53`3" x 20`0"

Room	Level	Dimensions
5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	14`3" x 10`6"
Bedroom	Basement	13`8" x 10`7"
Living Room	Main	12`6" x 21`2"
Dining Room	Main	8`6" x 123`8"
Furnace/Utility Room	Basement	6`11" x 8`2"

Title:
Fee Simple
Legal Desc:

Zoning:
RMH-1

0624558

Remarks

Pub Rmks: **Welcome to 189 Ash Way! This beautiful single family detached home features a SEPARATE Entrance and comes with a beautiful front veranda porch to hang out! Step Inside and you will discover on the main floor 3 bedrooms, 2 bathrooms, with the Primary bedroom having its own 5 pc ensuite bath and walk in closet. The basement, is framed up for 2 bedrooms, huge family room, and where you can put your creative touches, offering potential expansion for future living space or rental opportunity (subject to city approval). The OPEN Concept floor plan is great for entertaining family and friends. Put your imagination to work here and reap the rewards! All this and NO CONDO FEES! A Great location Close to schools, shopping, bus route and offered at a reasonable price, this home ticks lots of buttons for the savvy buyer! CALL NOW TO BOOK YOUR PERSONAL TOUR! Property is sold as is where is without any seller's warranties or representations. Schedule A must accompany all offers.**

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







