



THE
A-TEAM

**RE/MAX
FIRST**

189 ASH Way, Fort McMurray T9K0E2

MLS® #: **A2213438**

Area: **Timberlea**

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

List Price: **\$275,908**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 17-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Lot Sz Ar:

4,505 sqft

Lot Shape:

Abv Sqft:

1,486

Low Sqft:

Ttl Sqft:

1,486

DOM

62

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Front Yard

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

Zoning:
RMH-1

Legal Desc: **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:
Property Listed By: **N/A
RE/MAX Connect**

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







