



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**157 ASH Way, Fort McMurray T9K 0E2**

MLS®#: **A2216669**

Area: **Timberlea**

Listing Date: **05/26/25**

List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$50k, 26-May**

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:

**4,686 sqft**

Lot Shape:

Abv Sqft:

**1,478**

Low Sqft:

Ttl Sqft:

**1,478**

DOM

**45**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Landscaped,Lawn**

**Off Street,Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**

Int Feat:

**Jetted Tub,Open Floorplan,See Remarks,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| Room              | Level    | Dimensions    |
|-------------------|----------|---------------|
| 4pc Bathroom      | Main     | 8`0" x 5`0"   |
| Bedroom           | Main     | 9`0" x 13`0"  |
| Dining Room       | Main     | 8`8" x 16`6"  |
| Kitchen           | Main     | 12`5" x 13`5" |
| Bedroom - Primary | Main     | 13`0" x 17`3" |
| 4pc Bathroom      | Basement | 8`0" x 5`0"   |
| Bedroom           | Basement | 10`0" x 18`8" |

| Room           | Level    | Dimensions    |
|----------------|----------|---------------|
| 4pc Bathroom   | Main     | 7`8" x 12`5"  |
| Bedroom        | Main     | 11`0" x 10`5" |
| Foyer          | Main     | 5`8" x 7`9"   |
| Living Room    | Main     | 15`6" x 14`6" |
| Walk-In Closet | Main     | 7`9" x 6`5"   |
| Bedroom        | Basement | 9`8" x 14`0"  |
| Game Room      | Basement | 20`0" x 35`9" |

|                      |          |             |                     |
|----------------------|----------|-------------|---------------------|
| Furnace/Utility Room | Basement | 8`0" x 7`9" | Legal/Tax/Financial |
|----------------------|----------|-------------|---------------------|

|                             |                |                         |  |
|-----------------------------|----------------|-------------------------|--|
| Title:<br><b>Fee Simple</b> |                | Zoning:<br><b>RMH-1</b> |  |
| Legal Desc:                 | <b>0624558</b> |                         |  |

|  |  |         |
|--|--|---------|
|  |  | Remarks |
|--|--|---------|

|                     |   |
|---------------------|---|
| Pub Rmks:           | <p><b>Welcome to 157 Ash Way! NO CONDO FEES! FULL 1400 sqft BASEMENT! DETACHED GARAGE! The cozy front porch welcome you to this spacious and well-designed home is perfect for families or investors alike! Step into the inviting front living room featuring vaulted ceilings, durable laminate flooring, and a cozy corner gas fireplace. The kitchen is very functional with stainless steel appliances, a corner pantry, and an eat-up bar that opens to the dining nook, complete with a built-in coffee bar. Down the hall, you'll find a 4PC main bathroom and three comfortable bedrooms, including a generous primary suite with a walk-in closet and a large ensuite boasting a corner jetted tub and separate shower. A wide staircase leads to the FULLY DEVELOPED BASEMENT, which also offers a separate entrance to the side yard—ideal for future suite potential or privacy. With over 1,400 sq. ft. of space, the basement includes a massive family room that easily fits a pool table and dart board (flooring was purposefully left unfinished in this area to prevent wear), two additional bedrooms with individual built-in electric heaters, a full 4PC bathroom, and a large storage room. This lower level is the ultimate hangout zone! Outside, the unique yard layout offers flexibility and function. Enjoy a double parking pad in the front, a detached single-car garage with backalley access in the back, and the rare bonus of front and rear RV/TOY ACCESS into the yard.</b></p> |
| Inclusions:         | <p><b>Fridge, stove, dishwasher, washer, dryer, all window coverings, basement freezer, fridge and furniture (neg)</b></p>  |
| Property Listed By: | <p><b>RE/MAX Connect</b></p>  |

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

















