



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

Abv Sqft:

1,478

Low Sqft:

Lot Sz Ar:

4,686 sqft

Ttl Sqft:

1,478

Lot Shape:

DOM

45

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Landscaped,Lawn

Park Feat:

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: Fee Simple		Zoning: RMH-1	
Legal Desc:	0624558		Remarks
Pub Rmks:	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.		
Inclusions:	Fridge, stove, dishwasher, washer, dryer, all window coverings, basement freezer, fridge and furniture (neg)		
Property Listed By:	RE/MAX Connect		

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









