



THE
A-TEAM

**RE/MAX
FIRST**

253 ASH Way, Fort McMurray T9K 0G2

MLS® #: **A2224058**

Area: **Timberlea**

Listing Date: **05/23/25**

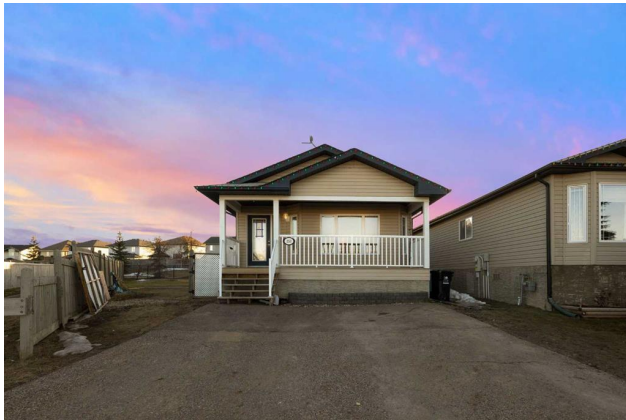
List Price: **\$349,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Abv Sqft:

1,478

Low Sqft:

Ttl Sqft:

1,478

Lot Sz Ar:

5,949 sqft

Lot Shape:

DOM

8

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Greenbelt,Irregular Lot,Landscaped,Pie Shaped Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

Laminate Counters,Separate Entrance

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0624558

Zoning:

RMH-1

Remarks

Pub Rmks:

Welcome to 253 Ash Way! A Spacious Family Home on a Generous Pie-Shaped Lot This inviting single-family home offers the perfect blend of space, comfort, and

functionality. The main floor features a bright and spacious living room, a dedicated dining area, and a well-appointed kitchen—all enhanced by a soaring vaulted ceiling that adds a touch of grandeur. Mainfloor, you'll find three generous bedrooms, including a master retreat complete with a walk-in closet and private en suite. The full basement expands your potential living space with a large rec room, a fourth bedroom, a full bathroom, and a separate office, ideal for remote work or hobbies. Step outside to enjoy the oversized pie-shaped backyard, offering plenty of room for barbecues, playtime, or letting your pets roam freely. Whether you're entertaining or enjoying a quiet evening at home, this property checks all the boxes.

Inclusions:
Property Listed By:

As Is, where is at time of possession
EXP REALTY

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





