



THE
A-TEAM

**RE/MAX
FIRST**

109 BALSAM Way, Fort McMurray T9K 0G2

MLS® #: **A2237858**

Area: **Timberlea**

Listing Date: **07/07/25**

List Price: **\$333,333**

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:

4,310 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,523

Low Sqft:

Ttl Sqft:

1,523

DOM

1

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane,Standard Shaped Lot
Driveway,Single Garage Detached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Yard

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate,Linoleum,Vinyl

Water Source:

Fnd/Bsmt:

Pillar/Post/Pier

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Ceiling Fan(s),Chandelier,Open Floorplan,Soaking Tub

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

0624558

Zoning:

RMH-1

Remarks

Pub Rmks:

Welcome to 109 Balsam Way — a beautifully updated 2007 manufactured home in Timberlea that perfectly blends style, function, and incredible added value with a

detached garage. Step inside and you'll instantly appreciate the fresh feel of this home. The bright white kitchen is accented by trendy black hardware, epoxy-finished countertops, and a brand new stove and oven (2025), making it a delightful space to cook and gather. The open-concept living area features updated flooring (2024) and a charming shiplap feature wall that adds character and warmth. Stay cool all summer with central AC (2018) and enjoy the peace of mind that comes with a brand new hot water tank (May 2025) and newer washer and dryer (2022). This home offers three bedrooms and two full bathrooms, including a spacious primary retreat complete with a walk-in closet and a luxurious 4-piece ensuite featuring a corner soaker tub and separate shower. The main bathroom, shared by the two secondary bedrooms, boasts an updated vanity, while the larger secondary bedroom offers its own walk-in closet. Neutral paint tones carry throughout, creating a modern and cohesive backdrop ready for your personal touch. Outside, the fenced yard is designed for both relaxation and practicality. A multi-tiered deck is perfect for summer barbecues, and a double swing gate allows easy access to the 10'6" x 18'6" detached garage. This garage is a perfect space for storing toys, hanging out, or having fun with hobbies — heated with an overhead heater (2024), wired for 220, concrete floor with rough-in for infloor heating, and complete with a handy storage loft. With thoughtful updates inside and a functional garage outside, this property is a fantastic find for anyone seeking quality, functionality, and style in Timberlea. Come see it for yourself — this one is ready to welcome you home!

Inclusions:

Property Listed By:

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

EXP REALTY

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







