

## 109 BALSAM Way, Fort McMurray T9K 0G2

Heating:

Sewer:

07/07/25 List Price: **\$333,333** MLS®#: A2237858 Area: Timberlea Listing

Status: **Active** County: **Wood Buffalo** None Association: Fort McMurray Change:

Date:

**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Fort McMurray

Year Built: 2007 Lot Information

Lot Sz Ar: Lot Shape:

<u>Layout</u> Finished Floor Area Beds:

Abv Saft: 1,523 Low Sqft:

Ttl Sqft: 4,310 sqft 1,523

**Parking** 

DOM

Baths:

Style:

1

Ttl Park: 3 Garage Sz: 1

3 (3) 2.0 (2 0)

Wide

**Mobile Home-Double** 

Access: Lot Feat:

Back Lane, Standard Shaped Lot Park Feat: **Driveway, Single Garage Detached** 

Utilities and Features

Roof: **Asphalt Shingle** Construction:

> **Vinyl Siding, Wood Frame** Forced Air, Natural Gas

> > Flooring:

**Room Information** 

Ext Feat: **Private Yard** 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 Level Dimensions **Room** <u>Level</u> **Dimensions** 

Legal/Tax/Financial

Title: Zoning: **Fee Simple** RMH-1

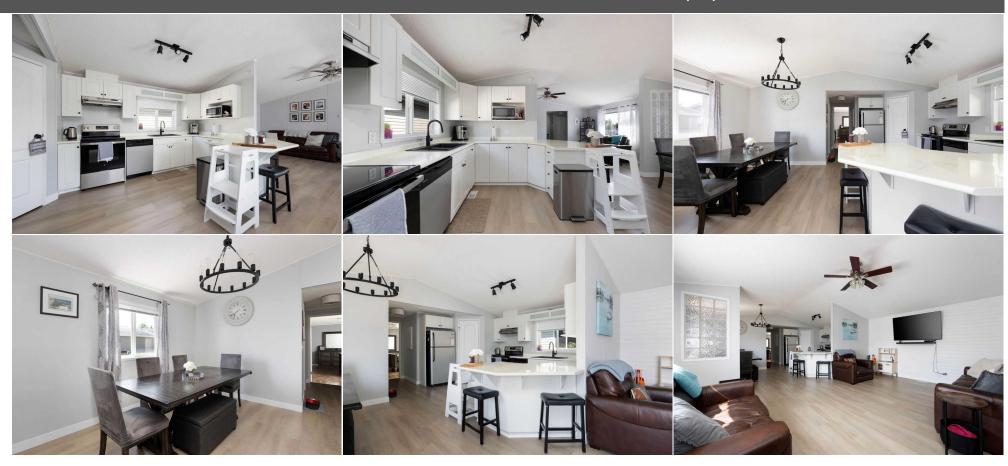
0624558 Legal Desc: Remarks

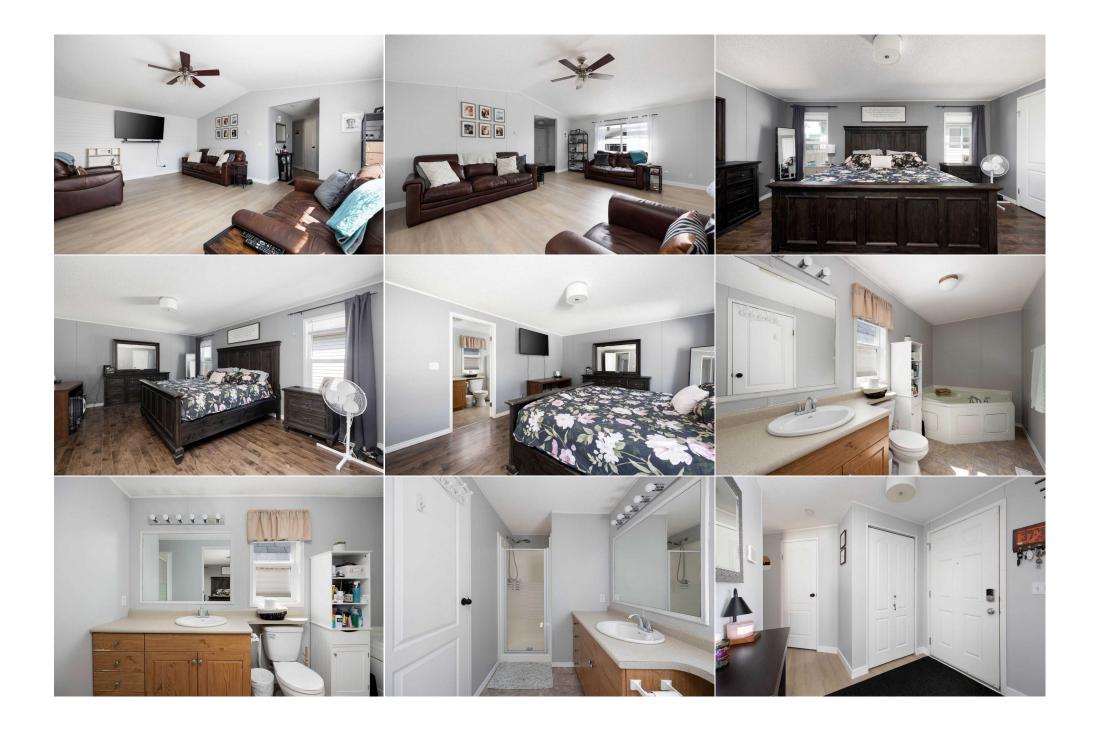
Pub Rmks: Welcome to 109 Balsam Way — a beautifully updated 2007 manufactured home in Timberlea that perfectly blends style, function, and incredible added value with a detached garage. Step inside and you'll instantly appreciate the fresh feel of this home. The bright white kitchen is accented by trendy 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













in Floor Exterior Area 1523.69 sq ft Interior Area 1419.52 sq ft



6 12 ft PREPARED: 2025/07/05