



THE
A-TEAM

**RE/MAX
FIRST**

117 BALL Place, Fort McMurray T9K 2E2

MLS® #: **A2241479**

Area: **Timberlea**

Listing Date: **07/19/25**

List Price: **\$462,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1985

Lot Information

Lot Sz Ar:

5,885 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,309

Low Sqft:

Ttl Sqft:

1,309

DOM

0

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Street Lighting,Yard Lights
Double Garage Attached,Off Street**

Utilities and Features

Roof: **Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Brick,Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8521147

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 117 Ball Place! Located in Timberlea, this well maintained 4 bedrooms and 3 bathrooms bi-level home with NEWER WINDOWS and SHINGLES (35 years)

DONE IN 2012 offers 2,400 sqft of living space, CENTRAL AIR, DOUBLE ATTACHED GARAGE and fiber optic high speed internet. As you walk in the front door and up to the main floor, you will find a bright living room featuring carpet flooring and a wood burning fireplace with brick mantel for cozy winter nights. Towards the back of the house are the dining room and huge kitchen featuring hardwood floor, plenty of wooden cabinetry, stainless steel appliances and back sliding door with access to the large back deck. Down the hall are 2 good size bedrooms, a 4-piece main bathroom and also the primary bedroom with a 3-piece ensuite. In the basement you will find carpet throughout installed in 2017, a huge family room with a bar and gas fireplace and another bedroom with 3-piece ensuite and walk in closet. The basement also has storage room, laundry, furnace replaced in 2016 and hot water tank that is only a few years old. The backyard is fully fenced and has a shed for extra storage. Just steps away from parks and walking trails and within walking distance of St. Anne's Catholic School, Timberlea Public School, Holy Trinity Catholic High School and École McTavish Public High School. Don't miss this opportunity and book an appointment today!

Inclusions:
Property Listed By:

**Fridge, stove, dishwasher, washer/dryer, AC
KIC Realty**

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









