



**GRASSROOTS**  
REALTY GROUP

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**221 Ash Way**  
**Fort McMurray, Alberta**

**MLS # A2231444**



**\$414,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Driveway, Off Street, On Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Pantry, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Stainless steel Fridge, stove, dishwasher, microwave, central air, window blinds and basement microwave

Welcome to 221 Ash Way-NO CONDO FEES and Over 2,800 Sq. Ft of total living space!! Spacious & Versatile Home with Rental Potential or room for multiple families with SEVEN bedrooms, a separate entrance and lots of parking! Step onto the charming covered front veranda, an inviting space perfect for morning coffee or winding down in the evening. As you walk inside, a grand open entryway welcomes you into the bright and airy living room, kitchen, and eat-in area. Vaulted ceilings enhance the open-concept design, making the space feel even larger and more inviting—ideal for gatherings and everyday comfort. A full bathroom adds convenience for family and guests alike. This home also features three well-appointed bedrooms on the main level, including a large primary suite with an ensuite that boasts a luxurious corner jacuzzi tub. Perfect for relaxation. As you make your way downstairs, you’ll notice the bonus of a separate entrance and be pleasantly surprised by the extra-wide staircase leading to an expansive lower level. Designed for functionality and versatility, this basement boasts FOUR more spacious bedrooms, two of which also offer large walk-in closets, along with another full bathroom, dedicated laundry room, and additional storage spaces. Luxury vinyl plank flooring covers all the main spaces down here with carpet in the bedrooms keeping them nice and cozy. A huge rec room serves as a second living area, a stylish kitchenette area, complete with white cabinetry and a stunning glass backsplash. Thoughtfully designed with a separate entrance, this lower level presents exciting mortgage-helper potential, offering the option for rental income. Plus, with rear parking and back-alley access, this home provides both practicality and investment opportunity—all wrapped up in one incredible package. The fully fenced yard also

provides the bonus of double gate access entry from both the front and back with plenty of space for any of your toys or storage needs! Close to schools, parks, trails and many other amenities. Don't miss the chance to own this spacious, functional, and beautifully designed home—a must-see! Call today to book your own private tour.