

1-833-477-6687 aloha@grassrootsrealty.ca

## 109 Balsam Way Fort McMurray, Alberta

MLS # A2237858



\$325,000

Division: Timberlea Residential/Manufactured House Type: Style: Mobile Home-Double Wide Size: 1,524 sq.ft. Age: 2007 (18 yrs old) **Beds:** Baths: Garage: Driveway, Single Garage Detached Lot Size: 0.10 Acre Back Lane, Standard Shaped Lot Lot Feat:

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Laminate, Linoleum, Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Vinyl Siding, Wood Frame RMH-1 Foundation: Pillar/Post/Pier **Utilities:** 

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

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

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'II 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!