



GRASSROOTS
REALTY GROUP

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109 Balsam Way
Fort McMurray, Alberta

MLS # A2237858



\$333,333

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,524 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	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'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!

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