



**GRASSROOTS**  
REALTY GROUP

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**272 Ball Place**  
**Fort McMurray, Alberta**

**MLS # A2244364**



**\$720,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,615 sq.ft.                                                            | <b>Age:</b>   | 1986 (39 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Few Trees, Garden, Interior Lot, Landscaped, Rectangular Lot            |               |                   |

|                    |                                                    |
|--------------------|----------------------------------------------------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas           |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum           |
| <b>Roof:</b>       | Rubber                                             |
| <b>Basement:</b>   | Finished, Full                                     |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                |
| <b>Foundation:</b> | Poured Concrete                                    |
| <b>Features:</b>   | Granite Counters, High Ceilings, Walk-In Closet(s) |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**Inclusions:** Fridge, stove, dishwasher, washer & dryer, A/C

If you're looking for space, comfort, and an unbeatable location—look no further. This beautifully maintained 5-bedroom home sits on a quiet street in the desirable B's of Timberlea. Upstairs, you'll find FOUR generous bedrooms and two fully renovated bathrooms. The main floor boasts a bright living room with high ceilings, formal dining area and a large family room with a cozy wood-burning fireplace. The kitchen is perfect for the home chef, featuring ample counter and cupboard space. A laundry area and convenient half bath complete this level. The fully developed basement features a soundproof media room, a spacious games room, an additional bedroom, a 3-piece bathroom, and a massive storage room—because you can never have too much space! Step outside from the kitchen/family room into a stunning covered sunroom—complete with blinds for privacy and comfort. The large, fenced backyard is perfect for summer barbecues, gardening, or simply relaxing outdoors. Not only is the home move-in ready, but it also comes with major upgrades, including a high-efficiency furnace and a hot water tank—all replaced in 2017. Plus a durable Euroshield rubber roof - you'll never have to worry about replacing shingles again. There is a transferrable life time warranty on the Euroshield rubber roof for peace of mind. Ideally located across from a park and playground, with schools, shopping, and the Birchwood Trails just steps away. Don't miss your chance to own this incredible family home. Call today to book your private showing!