



**GRASSROOTS**  
REALTY GROUP

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**281 Ball Place**  
**Fort McMurray, Alberta**

**MLS # A2245395**



**\$659,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,093 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Jetted Tub, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** All window coverings, double fridge, stove, otr microwave, dishwasher, washer, dryer, central vac + attachments, air conditioner, garage heater, + garage overhead opener.

Exceptionally Renovated Home Backing Greenspace | 3,000+ft.<sup>2</sup> of Living Space | Oversized Heated Garage | 6,167 ft.<sup>2</sup> Lot. Welcome to 281 Ball Place. Nestled on a quiet street and backing onto serene green space, this beautifully upgraded home offers the perfect blend of modern comfort, thoughtful design, and everyday functionality. Boasting over 3,000 square feet of finished living space, this property has been meticulously updated creating a stylish and move-in-ready retreat for its next owner. From the moment you arrive, you'll be impressed by the curb appeal of the updated front porch. + New exterior man doors. Beautifully landscaped and vibrant perennial gardens that have been carefully curated. A fully fenced yard with durable chain-link fencing, offering plenty of room for outdoor relaxation and entertainment. Step inside to discover an entirely redone main floor that blends warmth, practicality, and modern finishes. Durable vinyl plank and ceramic tile flooring flow seamlessly throughout. The living room is spacious & cozy with views from front of the home to the rear yard. The main dining area is centered around a refreshed fireplace, offering a cozy focal point that complements the newly installed modern lighting throughout the home. The heart of the home—an updated kitchen—is sure to impress. Featuring a tasteful combination of quartz countertops, warm cabinetry, moveable island, upgraded appliances + double fridge unit, + ample counter space; this space is as functional as it is beautiful. A newly added walk-in butler pantry provides extra storage and prep space, perfect for home cooks and entertainers alike. Additional thoughtful renovations include: a new back entryway, providing convenient access and a functional mudroom feel. A fully updated main floor bathroom + dream laundry room complete with sink & ample

storage! All complete with contemporary fixtures and finishes. Upstairs you have your primary bedroom that welcome you with double doors; feature a large 5 piece ensuite with walk-in closet. + main bathroom & 2 good sized bedroom both feature walkfeature walk-in closets! All new interior doors and trim on both the main and upper floors, giving the entire home a fresh, cohesive feel. Full interior paint job (including trim and doors), completed July 2025. The basement offers newer carpet + 4th bedroom + a den & large rec. space complete with second fireplace to keep that cozy feel! Beyond the cosmetic upgrades, the home offers improvements, including upgraded water lines throughout + a hot water tank replaced in 2019. The home has been maintained with care and updated extensively. Storage and parking in the oversized attached heated garage are perfect for anyone seeking that larger storage space. Turnkey property in a quiet location, this home offers exceptional comfort & convinence with close proximity to elementary schools, the Brichwood Trail System, & parks. All of this is situated on a generous 6,167 sq ft lot that backs onto quiet greenspace!