



**GRASSROOTS**  
REALTY GROUP

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**289 Ball Place**  
**Fort McMurray, Alberta**

**MLS # A2255310**



**\$534,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,216 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, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Pantry, Walk-In Closet(s)		

**Inclusions:** Window Coverings, Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Vac + Attachments, Extra hardwood flooring, shelving in the basement, Humidifier, Garage heater, garage overhead opener + remote, Air conditioner x 2.

Welcome to 289 Ball Place – A Rare Gem in the Heart of the “B&rsquo;s&rdquo;! Tucked away on a quiet, sought-after street, this meticulously maintained storey-and-a-half home has been lovingly cared for by the original owner for over 28 years. The front foyer of the home features sightline of the staircase & soaring vaulted ceilings + immaculately kept hardwood floors. The front formal living and dining room offer an elegant welcome. Toward the rear of the home, you have a cozy family room and sunlit dining nook provide the perfect space for relaxed living. The kitchen is ideally positioned at the back of the home, overlooking the private, fully fenced yard that backs onto peaceful greenspace&mdash;complete with granite countertop, a corner pantry, and ample prep space. A versatile main floor den/office/ 4th bedroom. Convenient laundry area, and a half bath complete the main level, along with direct access to your heated attached 25x24 garage. Upstairs, you&rsquo;ll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and 5-piece ensuite with dual sinks, a jetted tub, and a beautifully renovated stand-up shower. The basement offers a finished den/office space + a bathroom space has been prepped just awaits your finishing touches. The remaining basement space can be created into additional living space, a home gym, or media room, the options are endless. This home truly has it all&mdash;location, layout, and long-term care. Recently upgrades to note are the shingles, 1 furnace & 1 A/C unit all replaced within the last 5 years. Don&rsquo;t miss your opportunity to make this property yours. Call today to schedule your private showing!