



GRASSROOTS
REALTY GROUP

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**101 Balsam Way
Fort McMurray, Alberta**

MLS # A2275852



\$300,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,530 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	See Remarks	Utilities:	-
Features:	Vinyl Windows		

Inclusions: as is where is

Welcome to this gorgeous 3-bedroom, 2-bathroom manufactured (modular) home, perfectly situated on a large corner lot with gated backyard access—ideal for families, toys, trailers, or extra parking. Inside, you’ll love the massive kitchen with abundant cabinetry and storage, flowing seamlessly into the open-concept dining and living areas. Large windows flood the space with natural light, creating a bright and welcoming atmosphere that’s perfect for everyday living and entertaining alike. A small dedicated office space adds flexibility for remote work or homework zones. The spacious primary bedroom features a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom provide comfortable accommodations for family or guests. Thoughtful storage solutions throughout the home ensure everything has its place. Located in a prime, family-focused neighbourhood, this home is just minutes from schools, parks, and playgrounds—and best of all, NO CONDO FEES. Property is sold as is where is.