



GRASSROOTS
REALTY GROUP

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272 Ball Place
Fort McMurray, Alberta

MLS # A2277190



\$720,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,615 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Few Trees, Garden, Interior Lot, Landscaped, Rectangular Lot | | |

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

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|-------------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R1 |
| Utilities: | - |

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!