



100 Ash Way
Fort McMurray, Alberta

MLS # A2294481



\$309,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, No Neighbours Behind, Street Lighting, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to 100 Ash Way, a well-maintained and spacious 3-bedroom, 2-bathroom home situated in Timberlea on a desirable CORNER LOT with NO CONDO FEES, CENTRAL AIR, and NO NEIGHBOURS BEHIND, offering privacy and excellent value. As you enter the home, you are welcomed by a bright open-concept layout enhanced by vaulted ceilings and abundant natural light. The inviting living room with gas fireplace flows seamlessly into the dining area, featuring French doors for easy access to the large deck, and a functional kitchen complete with an island, breakfast bar, pantry, and skylight for added brightness. At the back of the home, the primary bedroom offers a walk-in closet and private 4-piece ensuite, while at the front you will find two additional well-sized bedrooms, one featuring a wet bar—perfect for entertaining. A full bathroom and a dedicated laundry room complete the layout. Recent updates include a new washer and dryer, new stove, and a new hot water tank installed in summer 2025, providing added peace of mind. Outside, enjoy a fully fenced private yard with a large deck and shed, ideal for relaxing or hosting. Conveniently located close to parks, schools, shopping, and walking trails, this property offers a fantastic opportunity for homeowners or investors alike.